



DON'T GAMBLE WITH YOUR HOME.
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**246 Viscount Drive
 Red Deer, Alberta**

MLS # A2243957



\$549,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,050 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: TV Mounts, Storage Shed

Located in the family-friendly community of Vanier East, this well-kept 2-storey home offers over 2,000 sq ft of functional space with a finished basement and room for everyone. The main floor features a spacious entryway, tile and vinyl flooring, a bright living room, and a kitchen with quartz counters, stainless appliances, a center island, corner pantry, and open shelving accent. A mudroom off the garage includes main floor laundry and a convenient 2-piece bath. Upstairs, you'll find a roomy bonus space and four bedrooms—including a comfortable primary suite with a walk-in closet and ensuite featuring dual sinks, a corner soaker tub, and separate shower. The three additional bedrooms are a good size with standard closets, and there's also a full 4-piece bathroom on this level. The finished basement adds even more flexibility with a living area, fifth bedroom with walk-in closet, small office/nook, and another 4-piece bathroom with heated tile flooring. The west-facing backyard includes a two-tiered wood deck, grassy yard, sandbox, and is fully fenced with low-maintenance vinyl. Located just steps from multiple playgrounds, parks, green spaces, and seasonal recreation like tennis, pickleball, and skating. A great home in a great location—ideal for growing families looking for space without the need for high-end upgrades.