

# \$550,000 - 35 Vath Place, Red Deer

MLS® #A2207282

## \$550,000

3 Bedroom, 3.00 Bathroom, 1,136 sqft  
Residential on 0.13 Acres

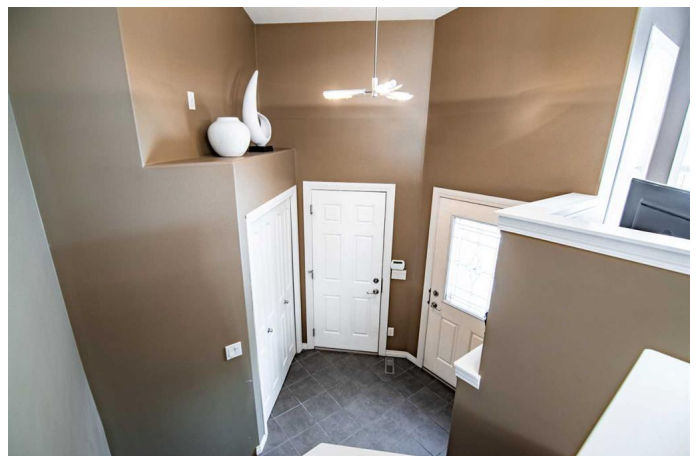
Vanier Woods, Red Deer, Alberta

Rare location! Located in a wonderful keyhole close you will discover 35 Vath Place a beautiful fully developed WALKOUT Bi-Level with a 22x24 HEATED garage. The open concept main floor features a bright living and makes entertaining guests easy! The stunning kitchen showcases stainless steel appliances including a gas stove, a moveable island and ample cabinet space. From the dining room you can access the 14x22 upper deck and enjoy the West facing sun! There are two bedrooms located on the main floor including the primary bedroom equipped with a 3pc ensuite & double closets. The walkout basement provides you with a huge recreational space with functional in-floor heat. The basement is home to the third bedroom (room for a 4th room if needed) and a 4pc bathroom. The gorgeous backyard is a gardeners dream ~ fully fenced & landscaped plus a concrete patio. Additional upgrades and features include a new HWT (2024), shingles (3-4 years old), Central A/C, new dishwasher (2024), gas line for BBQ, hot & cold taps in the garage, copper ionization water system and more. Properties seldomly come up in this location!

Built in 2007

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2207282  |
| Price  | \$550,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,136       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 35 Vath Place |
| Subdivision | Vanier Woods  |
| City        | Red Deer      |
| County      | Red Deer      |
| Province    | Alberta       |
| Postal Code | T4R 0G2       |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                              |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped |
| Roof              | Asphalt                                   |
| Construction      | Vinyl Siding, Wood Frame                  |
| Foundation        | Poured Concrete                           |

## **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 22               |
| Zoning         | R1               |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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