

# \$539,900 - 318 Viscount Drive, Red Deer

MLS® #A2222917

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.10 Acres

Vanier East, Red Deer, Alberta

Nestled in a quiet, family-friendly neighborhood with mature trees, parks, numerous walking paths and excellent schools nearby, this fully finished modern modified bi-level home offers the perfect blend of style, function, and comfort. From the moment you pull up, the home impresses with a striking curb appeal—clean lines, upgraded siding and stone accents, a wide driveway, and a double attached garage. Step inside and you're greeted by a spacious tiled foyer and open-concept layout filled with natural light. Vaulted ceilings and large windows make the main floor feel bright and airy. The spacious living room is great for family and guests. The large kitchen boasts tonnes of counterspace, a corner pantry, stainless steel appliances and access to your private deck perfect for family barbecues and entertaining. The primary bedroom is privately located on its own upper level, featuring a walk-in closet and a full ensuite, with the fundtional central air, you never have to worry about those hot summer days. Two more spacious bedrooms and a full bathroom are located on the main floor, ideal for younger kids or guests. Downstairs, the fully finished basement offers high ceilings and oversized windows that make it feel just as bright and welcoming as the main level. A large rec room, two additional bedrooms, a full bathroom, and a separate laundry room complete this level.

Built in 2015



## Essential Information

MLS® #	A2222917
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,308
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

## Community Information

Address	318 Viscount Drive
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0S1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Lawn, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 20th, 2025
Days on Market	52
Zoning	R1G

**Listing Details**

Listing Office	Realty Executives Alberta Elite
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