

\$539,900 - 123 Vanier Drive, Red Deer

MLS® #A2246706

\$539,900

5 Bedroom, 3.00 Bathroom, 1,225 sqft
Residential on 0.16 Acres

Vanier Woods, Red Deer, Alberta

Well-Maintained Family Home in the Desirable Vanier Community. Located in the family-friendly neighbourhood of Vanier, this well-kept bungalow offers over 2,000 sq ft of functional living space, including a fully finished basement—perfect for a growing family. A unique rear-attached heated garage adds extra convenience and comfort year-round. The main floor features 3 bedrooms, 2 full bathrooms, and main floor laundry. The primary bedroom includes a private ensuite and dual closets. The two additional bedrooms with standard closets, and a full 4-piece bathroom completes the level. All major appliances are included. The fully finished basement provides excellent versatility, featuring a spacious living area plumbed for a wet bar, complete with a projector and screen—ideal for movie nights or entertaining. It also includes two large bedrooms and another full 4-piece bathroom. The southeast-facing backyard is packed with upgrades and built for enjoyment. It includes 19 high-efficiency solar panels (500-watt each), installed in April 2025 and backed by a 25-year warranty, with installation completed in conjunction with a full home efficiency evaluation. A large composite deck with built-in storage drawers offers plenty of space to relax or entertain. The Arctic Spas hot tub includes multiple premium upgrades and sits under a gazebo for year-round use. Additional highlights include RV parking with alley access, a 50 AMP RV plug, fencing replaced 4



years ago, new shingles installed 2 years ago, and a hot water tank replaced 4 years ago. Humidifier added to furnace 3 years ago. The home also features year-round LED exterior lighting and sits on a spacious corner lot with ample grassy yard space. Conveniently located just steps from playgrounds, bus stops, and green spaces, this home is ideal for families looking for space, function, and long-term value. This is a fantastic opportunity to own a well-cared-for home in a great location—move-in ready and thoughtfully upgraded.

Built in 2007

Essential Information

MLS® #	A2246706
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,225
Acres	0.16
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	123 Vanier Drive
Subdivision	Vanier Woods
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0G3

Amenities

Parking Spaces	5
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Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, RV Access/Parking, Rear Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner, Humidifier
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Level, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	4
Zoning	R-L

Listing Details

Listing Office	2 Percent Realty Advantage
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