

# **\$325,000 - 305, 339 Viscount Drive, Red Deer**

MLS® #A2230180

## **\$325,000**

3 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.03 Acres

Vanier East, Red Deer, Alberta

Whether you're a first-time homebuyer or an investor seeking a reliable rental opportunity, this 2-storey townhouse checks all the boxes! Ideally located in a family-friendly area near schools, parks, walking trails, playgrounds, and all the amenities of East Hill Shopping Centre, this home offers convenience and comfort. Step inside to a spacious, open-concept main floor featuring durable laminate flooring, a front-facing living room, and a central dining area that flows into the stylish kitchen. The kitchen is equipped with modern cabinetry, tile backsplash, stainless steel appliances, a raised eating bar, and glass patio doors leading to a large back deck and private, vinyl-fenced yard—perfect for relaxing or entertaining! Upstairs, you'll find two generous bedrooms, including the primary suite with a walk-through closet into the shared 4-piece bathroom. The fully finished basement adds even more space with a large rec room, a third bedroom, another full 4-piece bath, and a large utility/laundry room with extra storage space. Additional perks include two assigned parking stalls, a pet-friendly condo board (with approval), and low monthly condo fees of \$276.19 that cover all exterior maintenance—including snow removal and yard care. This is a smart, move-in-ready option with excellent rental potential and unbeatable value!

Built in 2015



## Essential Information

MLS® #	A2230180
Price	\$325,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,168
Acres	0.03
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	305, 339 Viscount Drive
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0S2

## Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R-H

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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