

# \$390,000 - 170 Vancouver Crescent, Red Deer

MLS® #A2236504

## \$390,000

3 Bedroom, 2.00 Bathroom, 1,264 sqft  
Residential on 0.11 Acres

Vanier East, Red Deer, Alberta

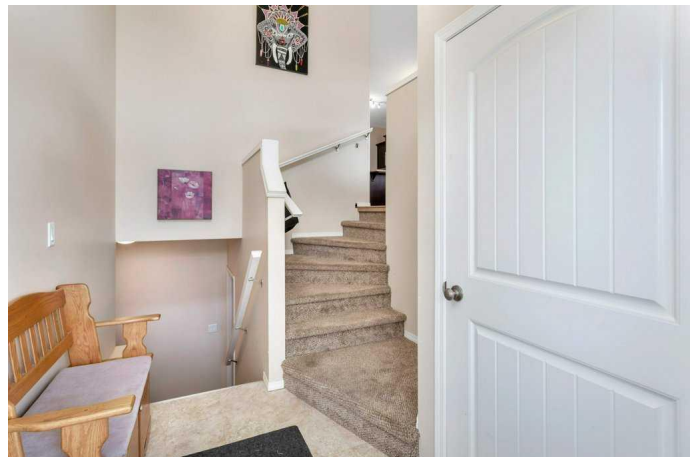
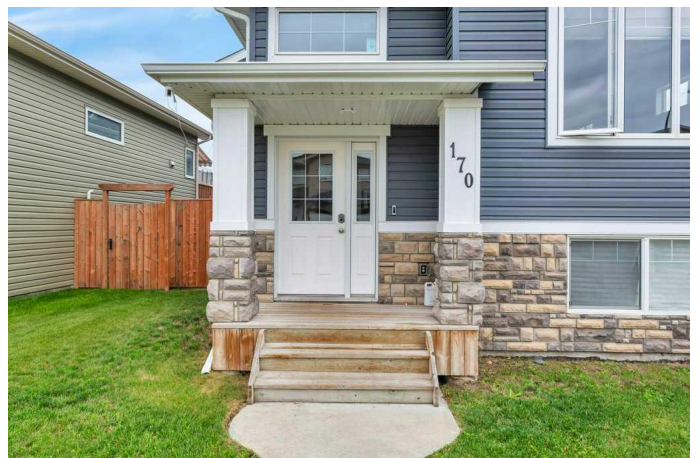
Located on a generous corner lot in the highly sought-after community of Vanier East, this bright and inviting 3-bedroom, 2-bathroom modified bi-level offers the perfect combination of style, function, and future potential. Built in 2014, the home features beautiful stone accents and attractive siding that provide eye-catching curb appeal from the moment you arrive.

Inside, you'll find a warm, open-concept layout filled with natural light and thoughtfully designed for modern living. The main living area showcases durable laminate flooring throughout, seamlessly connecting the spacious living room, dining area, and a well-equipped kitchen with rich cabinetry, mosaic tile backsplash, and ample counter space—ideal for both daily use and entertaining.

The primary suite offers a peaceful retreat with a walk-in closet and private 3-piece ensuite. Two additional bedrooms provide comfortable space for children, guests, or a home office.

Step out from the dining area to the full-length, west-facing deck—perfect for relaxing in the evening sun or hosting summer BBQs. The rear yard is open and ready for your outdoor ideas, from gardening to family fun.

The bright, unfinished basement offers a large footprint with in-floor heat roughed in and



plenty of space for your future developmentâ€”whether thatâ€™s a spacious family room, extra bedrooms, or a personal gym or hobby area.

Additional highlights include ample off-street parking, a west-facing backyard, and a location just steps from walking trails, parks, and other local amenities. This is your opportunity to enjoy quality living in one of Red Deerâ€™s most desirable newer neighborhoods.

Built in 2014

### **Essential Information**

MLS® #	A2236504
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,264
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	170 Vancouver Crescent
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0P2

### **Amenities**

Parking Spaces	2
Parking	Off Street, Common

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Zoning	R-N

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.