

# \$559,900 - 35 Vath Place, Red Deer

MLS® #A2207282

**\$559,900**

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

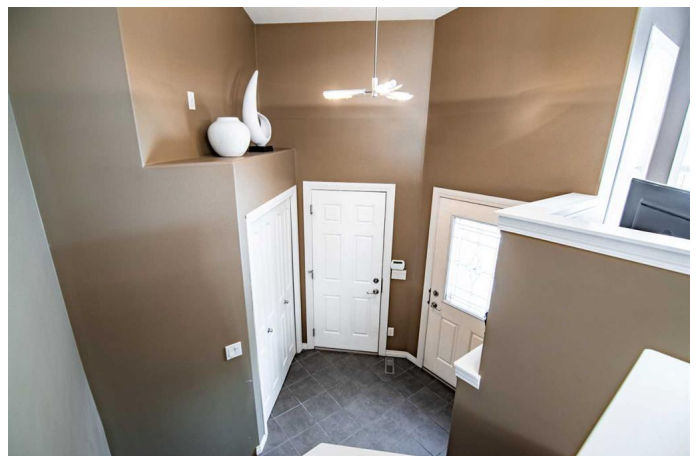
Vanier Woods, Red Deer, Alberta

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	\$559,900



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      9

Zoning                R1

## **Listing Details**

Listing Office        Century 21 Maximum

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.