

# \$519,900 - 123 Vanier Drive, Red Deer

MLS® #A2246706

**\$519,900**

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

Vanier Woods, Red Deer, Alberta

Solar powered bungalow with a heated rear attached garage 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. 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          | \$519,900   |
| 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                                                          |
| Parking        | Double Garage Attached, Garage Door Opener, Heated Garage, |

|              |                                                             |
|--------------|-------------------------------------------------------------|
|              | Insulated, RV Access/Parking, Garage Faces Rear, Rear Drive |
| # of Garages | 2                                                           |

## Interior

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

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 31               |
| Zoning         | R-L              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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