

\$540,000 - 163 Vanson Close, Red Deer

MLS® #A2247113

\$540,000

5 Bedroom, 3.00 Bathroom, 1,575 sqft

Residential on 0.11 Acres

Vanier Woods, Red Deer, Alberta

Move-In Ready in Vanier Woods! Welcome to this beautifully finished 5 bedroom, 3 bathroom modified bi-level tucked away in a quiet close—complete with BRAND NEW SHINGLES for peace of mind! Step inside and you—™ll be greeted by a warm, inviting entrance that leads into the spacious main living area, highlighted by appealing maple laminate flooring. The kitchen is the heart of this home, featuring attractive maple cabinetry in a rich —Cadbury—™ stain, black appliances, a corner pantry, and a large center island—perfect for entertaining family and friends. The bright dining area offers plenty of natural light through large windows and opens onto the deck, while the living room boasts soaring ceilings and a cozy gas fireplace for relaxing evenings. Convenience is built in with a main floor laundry room complete with extra storage. Two bedrooms and a full 4-piece bath complete the main level. Upstairs, retreat to your private master suite—an oversized bedroom with a spa-like ensuite featuring a deep soaker tub, separate shower with luxurious tilework, and a spacious walk-in closet. The fully finished basement is designed for family living with two additional bedrooms (perfect for teenagers or guests), a 3-piece bathroom, and a large open family/games/workout area. To top it off, enjoy the comfort of in-floor heating on those chilly winter nights. Additional features include CENTRAL AIR CONDITIONING, water softener, and a fully fenced, landscaped yard



ready for kids and pets alike including additional storage below the deck and a gasline for easy BBQing. This home truly has it all—space, comfort, and style in one of Red Deer's most desirable neighbourhoods. Don't wait—schedule your showing today before it's gone!

Built in 2008

Essential Information

MLS® #	A2247113
Price	\$540,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,575
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	163 Vanson Close
Subdivision	Vanier Woods
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0G7

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No
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	Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Private, Rectangular Lot, Lake
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 28th, 2025
Days on Market	24
Zoning	R1

Listing Details

Listing Office	2 Percent Realty Advantage
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