

**131 Vickers Close**  
**Red Deer, Alberta**

**MLS # A2179287**



**\$412,500**

<b>Division:</b>	Vanier Woods		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	RN
<b>Utilities:</b>	-

**Inclusions:** nil

Start the New Year off right in this well kept bi-level in Vanier Woods, Red Deer! That's right! You can have possession on January 2nd, 2025! Welcome to #131 Vickers Close - A fully developed bi-level situated on a rear West exposed lot and boasting TONS of parking! Do you have an RV or boat? Perfect! Park it and your 2 cars in the large parking space in the back. Let's head inside... The main level is an open concept design with 2 bedrooms, a 4 piece bathroom and it also features birch coloured flooring, dark cabinetry, and a cozy gas fireplace to keep of the chill off the winter months. Out back you can enjoy the sun and bbq's on the West exposed deck complete with privacy screen and stairs down to the yard. In the lower level of the home you will find a spacious family area, 2 more bedrooms, a 4 piece bathroom and a large utility room. Recent updates include: NEW SHINGLES 2024, newer stainless steel appliance package, new washer and dryer, hooked up central vac, R/I in-floor heat on the basement, and the yard is fully fenced, landscaped with decorative curbing in the front, and fully built-in under deck storage! It is also conveniently located close to parks, playgrounds, schools, shopping, the Collicutt Center and public transit. A well kept home, at a great price, and will not last long!!