

# \$639,900 - 346 Viscount Drive, Red Deer

MLS® #A2235124

**\$639,900**

4 Bedroom, 4.00 Bathroom, 1,998 sqft  
Residential on 0.10 Acres

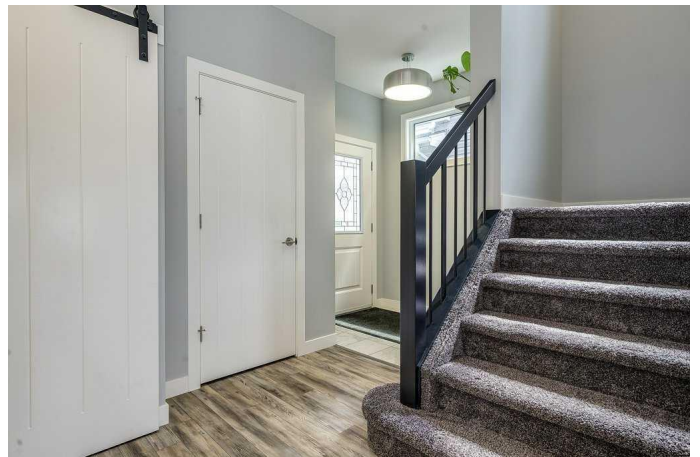
Vanier East, Red Deer, Alberta

Nestled in the highly sought-after VANIER WOODS and directly adjacent to a children's playground, this stunning custom-built two-story home boasts incredible curb appeal! Showcasing a modern kitchen adorned with pristine white quartz countertops and stylish under-cabinet lighting, this home is a true gem. The main floor features soaring 9-foot ceilings, expansive triple-glazed windows, an HRV system, and a high-efficiency furnace.

As you enter, you're welcomed by a spacious tiled foyer that flows into an inviting open-concept layout. The dining area, kitchen, and living room all provide delightful views of the playground, bathed in west-facing sunlight, and the yard is fully fenced for the safety of your children and pets. Step outside onto the 10x12 deck, complete with a natural gas hookup for your BBQ, perfect for entertaining!

The living room is enhanced by a stunning fireplace set against an eye-catching feature wall, which can also be appreciated from the kitchen and dining spaces. Above the generous eat-in kitchen island, a beautifully upgraded trayed ceiling with recessed lighting and coordinating laminate inserts complements the fireplace.

On the upper level, you'll discover a spacious bonus room, a convenient laundry room, three well-appointed bedrooms, and a four-piece bathroom. The master suite is impressively



large, featuring a walk-in closet and a luxurious spa-like four-piece ensuite.

The fully developed basement adds even more value with a fourth bedroom, a sizable family room complete with a wet bar, and another four-piece bathroom. With features such as a heated garage and Central A/C, this home is truly a must-see!

Built in 2017

### **Essential Information**

MLS® #	A2235124
Price	\$639,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.10
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	346 Viscount Drive
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0S1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	10
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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