

# \$539,900 - 35 Vath Place, Red Deer

MLS® #A2225320

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,136 sqft

Residential on 0.13 Acres

Vanier Woods, Red Deer, Alberta

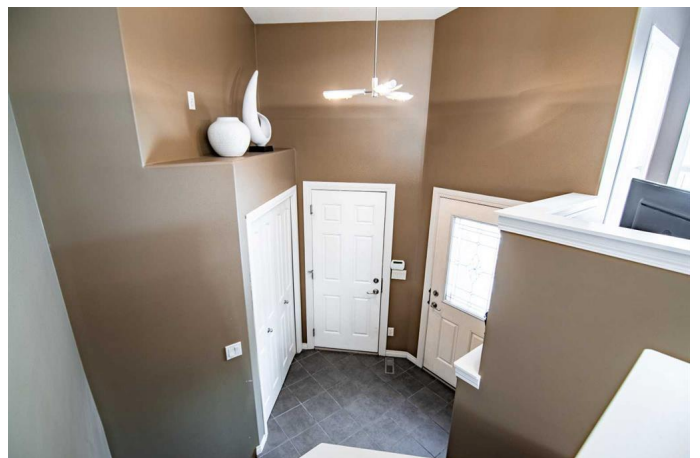
Rare location! Located in a wonderful keyhole close you will discover 35 Vath Place a beautiful fully developed WALKOUT Bi-Level with a 22x24 HEATED garage. The open concept main floor features a bright living and makes entertaining guests easy! The stunning kitchen showcases stainless steel appliances 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® #                      A2225320

Price                        \$539,900



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	May 28th, 2025
Days on Market	25
Zoning	R1

**Listing Details**

Listing Office	Century 21 Maximum
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