

# \$319,900 - 304, 339 Viscount Drive, Red Deer

MLS® #A2209835

**\$319,900**

3 Bedroom, 4.00 Bathroom, 1,150 sqft

Residential on 0.03 Acres

Vanier East, Red Deer, Alberta

Welcome to this modern 2-storey townhouse, offering 1,150 Sq Ft of well-designed living space—perfect for first-time buyers or young families looking to get into the market. Located in a family-friendly neighborhood near schools, parks, playgrounds, walking trails, and East Hill Shopping Centre, this home is close to everything you need. Step into the bright front-facing living room with rich laminate flooring and neutral tones, creating a warm and inviting atmosphere. The kitchen features white raised cabinetry, stainless steel appliances, a corner pantry, and opens to a cozy dining area with sliding doors leading to your private, fully fenced backyard with a concrete patio space, ideal for summer BBQs or morning coffee. A convenient half bath finishes the main floor. Upstairs, you’ll find two generous sized primary suites, each with its own private ensuite—offering the perfect setup for roommates, older children, or visiting guests. The fully finished basement adds even more living space, featuring a rec room, third bedroom, a 4-piece bathroom, and laundry area—ideal for a growing family or hosting overnight visitors. Additional features include central A/C, two assigned parking stalls, and pet-friendly condo living (with board approval). Enjoy maintenance-free living with snow removal and yard care included in the affordable condo fees of \$276.19/month. Don’t miss your opportunity to own this stylish, move-in ready townhouse in a thriving community!



Built in 2014

## Essential Information

MLS® #	A2209835
Price	\$319,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,150
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	304, 339 Viscount Drive
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0S2

## Amenities

Amenities	Visitor Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Assigned, Off Street, Stall

## Interior

Interior Features	Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Interior Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	5
Zoning	R-H

**Listing Details**

Listing Office	RE/MAX real estate central alberta
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