

**14 VOLD Close
Red Deer, Alberta****MLS # A2247578****\$369,900**

Division:	Vanier East		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,297 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Central, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-D
Utilities:	-

Inclusions: NONE

Step into this beautifully refreshed 3-bedroom, 2-bathroom half duplex located in the heart of the desirable Vanier subdivision. Enjoy the warmth and style of brand-new vinyl plank flooring throughout, complemented by fresh paint that gives the entire home a bright and inviting feel. Featuring a single attached garage, this home offers both convenience and comfort. The fully fenced backyard is perfect for pets, play, or relaxing evenings outdoors. Ideally situated close to schools, the Collicutt Centre, public transit, shopping, and a variety of restaurants—everything you need is just minutes away. Whether you're a first-time buyer, downsizing, or investing with this low-maintenance gem in a prime location!