

# \$325,000 - 305, 339 Viscount Drive, Red Deer

MLS® #A2230180

## \$325,000

3 Bedroom, 3.00 Bathroom, 1,168 sqft

Residential on 0.03 Acres

Vanier East, Red Deer, Alberta

Whether you're a first-time homebuyer or an investor seeking a reliable rental opportunity, this 2-storey townhouse checks all the boxes! Ideally located in a family-friendly area near schools, parks, walking trails, playgrounds, and all the amenities of East Hill Shopping Centre, this home offers convenience and comfort. Step inside to a spacious, open-concept main floor featuring durable laminate flooring, a front-facing living room, and a central dining area that flows into the stylish kitchen. The kitchen is equipped with modern cabinetry, tile backsplash, stainless steel appliances, a raised eating bar, and glass patio doors leading to a large back deck and private, vinyl-fenced yard—perfect for relaxing or entertaining! Upstairs, you'll find two generous bedrooms, including the primary suite with a walk-through closet into the shared 4-piece bathroom. The fully finished basement adds even more space with a large rec room, a third bedroom, another full 4-piece bath, and a large utility/laundry room with extra storage space. Additional perks include two assigned parking stalls, a pet-friendly condo board (with approval), and low monthly condo fees of \$276.19 that cover all exterior maintenance—including snow removal and yard care. This is a smart, move-in-ready option with excellent rental potential and unbeatable value!

Built in 2015



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230180      |
| Price          | \$325,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,168         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 305, 339 Viscount Drive |
| Subdivision | Vanier East             |
| City        | Red Deer                |
| County      | Red Deer                |
| Province    | Alberta                 |
| Postal Code | T4R 0S2                 |

## Amenities

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

## Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                       |
| Cooling           | None                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 4               |
| Zoning         | R-H             |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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