

# \$359,900 - 74 Vold Close, Red Deer

MLS® #A2218497

**\$359,900**

3 Bedroom, 2.00 Bathroom, 1,291 sqft

Residential on 0.07 Acres

Vanier Woods, Red Deer, Alberta

Welcome to 74 Vold Close, tucked away on a quiet, family-friendly street in desirable South Red Deer, this charming 2007-built half duplex(no condo fees) offers the perfect blend of comfort, convenience, and affordability. Thoughtfully designed with growing families in mind, this home features 3 bedrooms and 2 bathrooms, providing plenty of space for everyone. Step inside the nice sized entry way which leads to a bright and inviting open-concept main floor thatâ€™s ideal for both everyday living and entertaining. The kitchen, with durable laminate countertops and a full pantry, offers the perfect hub for family meals and gatherings. A convenient 2-piece bathroom on the main floor adds to the practicality. Youâ€™ll love spending time in the spacious, fully fenced backyardâ€”complete with a deckâ€”perfect for summer barbecues, playtime, or simply relaxing. With green space, a park, and a wooded area just beyond your fence, your kids will have room to explore and play just steps from home. Upstairs, the generous primary bedroom features a walk-in closet, two additional well-sized bedrooms and a full 4-piece bath complete the upper levelâ€”ideal for a growing family. The shingles were replaced in 2024 and the washer and dryer were also purchased in 2024. Located close to excellent schools, shopping, restaurants, the Collicutt Centre, and numerous parks and playgrounds, this is the kind of neighborhood where families can truly thrive. Red Deer offers



an affordable cost of living and a strong sense of community, with programs and events designed to support and enrich family life.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2218497               |
| Price          | \$359,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,291                  |
| Acres          | 0.07                   |
| Year Built     | 2007                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 74 Vold Close |
| Subdivision | Vanier Woods  |
| City        | Red Deer      |
| County      | Red Deer      |
| Province    | Alberta       |
| Postal Code | T4R 0G4       |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer |

|              |                  |
|--------------|------------------|
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Back Yard, Backs on to Park |
| Roof              | Asphalt Shingle             |
| Construction      | Brick, Vinyl Siding         |
| Foundation        | Poured Concrete             |



**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | R1A           |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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