

# **\$575,000 - 44 Van Dorp Street, Red Deer**

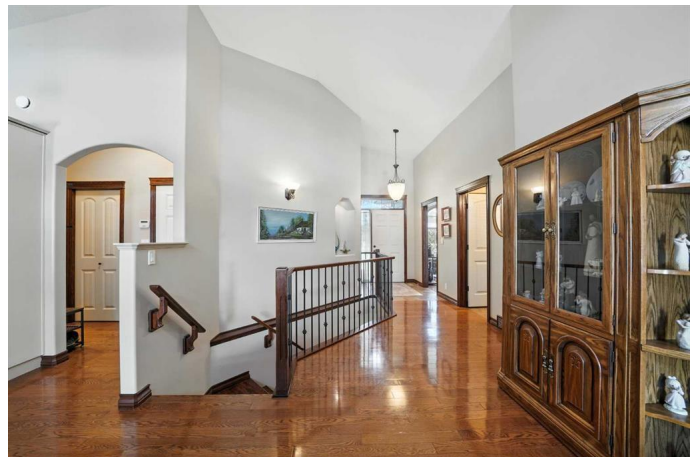
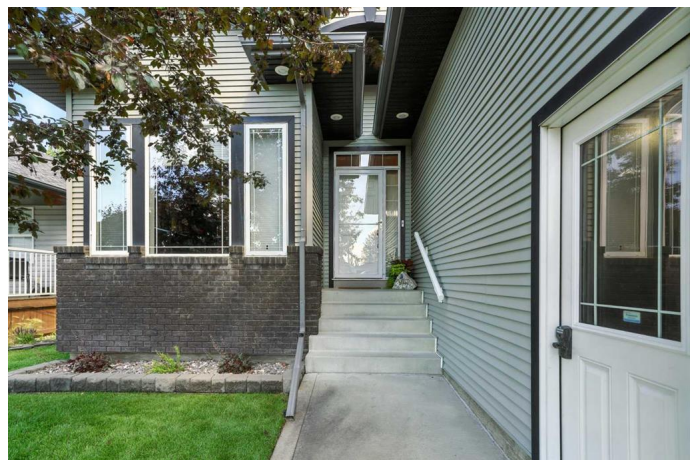
MLS® #A2238057

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,381 sqft  
Residential on 0.13 Acres

Vanier Woods, Red Deer, Alberta

Make your home here in this spectacular former show-home bungalow located in the heart of Vanier Woods! This 1381 sf 5 bedroom, 3 full bath bungalow checks all the boxes for the executive lifestyle, with plenty of room to entertain extended family and friends! From the welcoming front foyer you'll be impressed with the 22' vaulted ceilings, open floor plan and gleaming hardwood flooring. The kitchen features plenty of counter top space, cream-coloured pantry cabinets, a maple island breakfast bar and newer quartz in-laid kitchen sink. Relax for a moment in the living room by the feature wall / gas fireplace and TV over the mantle. For convenience there's a finished main floor laundry room, a full bathroom with tub/ shower surround and lots of natural light throughout. There's a south-facing front office / bedroom and spacious primary bedroom with 4 piece ensuite including air-tub, walk-in shower and closet. An elegant staircase leads down to a huge family room/ recreation area with 3 additional good-sized bedrooms and another full bathroom, all completed by the builder. Many extra details are completely up to date including the newly shingled roof (2023), fully serviced high-efficiency furnace, central air conditioning/ HRV system, water softener and the in-line Rinnai water heating system. Outside you'll enjoy the rear upper deck with steps to a brick patio, professionally landscaped yard, perimeter electronic monitoring, automated Rain Bird sprinkler



system, vinyl fencing and garden shed for all your tools. The front-attached double garage has in-floor heat with a floor drain, humidity ventilation, a 9'x16' door, a 13' ceiling and a roomy workbench with tons of accessory shelving.

Built in 2007

### **Essential Information**

MLS® #	A2238057
Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,381
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	44 Van Dorp Street
Subdivision	Vanier Woods
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R 0G3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, Laminate Counters,
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	Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Microwave, Refrigerator, Stove(s), Washer
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 11th, 2025
Days on Market	8
Zoning	R-L

## Listing Details

Listing Office	Century 21 Maximum
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