

**22 Victory Close**  
**Red Deer, Alberta**

**MLS # A2229573**



**\$625,000**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Range, B/I dishwasher, B/I microwave, laundry washer & dryer, all window coverings & blinds, garage door opener x 2, garage door controller x 2, kitchen island

Prepare to be impressed by this fully finished 2-storey home, loaded with upgrades and ideally situated in a quiet cul-de-sac backing onto a green space. The home offers striking curb appeal with its modern rooflines, composite front porch, and dual garage doors. Step inside to a spacious front entry that opens into a bright, open-concept living room, dining area, and kitchen. The kitchen features contemporary cabinetry, granite countertops, a stainless steel appliance package including a new fridge and dishwasher (2024), a pantry, and a moveable centre island. The dining space has a window door leading to the back deck, while the living room is filled with natural light and overlooks the backyard and green space beyond. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find a generously sized primary bedroom with a 5-piece ensuite featuring dual sinks and a walk-in closet. The upper level also offers a bright family room, two additional bedrooms, a 4-piece bathroom, and a laundry room with a new washer and dryer set (2024). The fully developed basement includes a large recreation/theatre room with a built-in bar top for back row seating, two more bedrooms, and a 3-piece bathroom. The heated garage keeps vehicles warm year-round, and the pie-shaped backyard has vinyl fencing and includes a two-tiered deck—offering plenty of space for children and pets to enjoy. Additional upgrades include central A/C (2024), a \$6,000 GlowStone permanent exterior lighting system (2024), garage heater (2024), and a water softener. Located in the sought-after community of Vanier East, 22 Victory Close is just steps from parks, playgrounds, trails, and is close to schools, shopping, and the Collicutt Centre.