



GRASSROOTS
REALTY GROUP

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217 Van Slyke Way
Red Deer, Alberta

MLS # A2245854



\$649,900

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed, Hot Tub, TV Mount

Located in sought-after Vanier East, this upgraded 2-storey offers a smartly designed living space. The main level is anchored by a modern kitchen featuring maple cabinets, quartz counters, stainless appliances, a tiled backsplash, and a walk-through pantry. The open concept layout flows into a spacious dining area and a cozy living room with built-in shelving, a gas fireplace, and raised ceilings for added presence. Upstairs, you'll find a bright bonus room with a built-in reading bench, three bedrooms including a generous primary with a walk-in closet, barn door, and a sleek tiled ensuite complete with glass shower, long vanity, and separate water closet. The two additional bedrooms are well-sized, and the full 4pc bath is finished with tile flooring and a clean white tub surround. The basement is ready for future development with room for an additional bedroom, living space, and it's already roughed-in for a bathroom. Mechanical upgrades include a high-efficiency furnace and hot water tank, HRV system, central A/C, and underfloor heat rough-in. The backyard is where this home truly shines — fully landscaped and clearly well-cared-for. Enjoy summer evenings on the covered vinyl plank deck, unwind in the hot tub, or gather around the firepit tucked under mature trees. Stamped concrete walkways, a shed, garden boxes, and white vinyl fencing complete the private and peaceful outdoor space. Additional features include HardiePlank siding, aggregate driveway, and a heated 22x22 attached garage. This is a home where pride of ownership is obvious, inside and out.