



**189 Van Slyke Way
Red Deer, Alberta**

MLS # A2288804



\$549,900

Division:	Vanier East		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,296 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Insulated, RV Ac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Open Floorplan, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher (As Is), Microwave, Range Hood, Washer, Dryer, All Window Coverings, Central Vac & Attachments, Garage Door Opener & Control, Garage Shelving & Racks, Patio Furniture

MOVE-IN READY HOME ACROSS THE STREET FROM THE PARK IN VANIER EAST! This fully developed modified bi-level offers four bedrooms and three full bathrooms with excellent finishes throughout. You'll be impressed with the vaulted ceilings and hardwood floors that run throughout the main floor. The thoughtfully designed kitchen includes an island with breakfast bar, dark cabinetry stainless appliances and elegant granite countertops. The bright and inviting living room boasts a cozy gas fireplace, perfect for relaxing or entertaining. Enjoy family meals in the spacious dining area and a garden door which opens onto the deck. Main floor includes one bedroom and a full bathroom, while the private primary suite is tucked above the garage and features a walk-in closet and four piece ensuite. Fully finished basement offers 9' ceilings along with a large family room, two more bedrooms, four piece bathroom and laundry area. Operational in-floor heat keeps the lower level warm and cozy. The attached double garage is finished with a floor drain and ready for Alberta winters. RV parking & gate in the rear yard allows for additional space for the RV, boat or extra vehicles. Outside you'll love the large deck with gas hook ups for the BBQ that overlook the spacious east exposed fenced and landscaped yard. The location here can't be beat, with a park/playground across the street, walking trails, pond and quick access to the highway, getting around doesn't get any easier than this. Come and see for yourself what this incredible home has to offer!