



GRASSROOTS
REALTY GROUP

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

MLS # A2294665



\$412,500

Division:	Vanier East		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,211 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Tankless Hot Water

Inclusions: Shed

Imagine a home that fits your life effortlessly. This half duplex offers 3 bedrooms, 4 bathrooms, and two living areas that make space for family time, working from home, or entertaining friends. Thoughtfully updated with new flooring, modern lighting, fresh paint, granite counters, and updated appliances, it's ready for life as it happens. Added A/C keeps things comfortable during the summer, and upper-level laundry adds a touch of convenience every day. Step outside to walking and biking trails, enjoy a front attached garage, and experience the freedom of No Condo Fees. Whether you are starting a family, building your career, or looking for a smart investment, this home blends style, function, and location in one sought-after Red Deer community.