



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

MLS # A2299229



\$400,000

Division:	Vanier East		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,323 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-D
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher, Microwave Oven, Washer, Dryer, Window Coverings, 1 Garage Remote		

Live in Popular Prestigious Vanier in this affordable executive duplex. Excellent floor plan and luxurious finishings make this home stand out from the competition. The main floor offers an open floor plan with the kitchen looking onto the great room. Natural light streams in with the extensive windows. The kitchen has elegant cabinetry, a pantry and an island eating bar. You'll appreciate the gleaming granite countertops. The dining area can accommodate a good sized dining table and leads out to the deck and pretty backyard with a walking path behind. This area offers easy care laminate flooring ideal for kids and pets. Up the stairs to the second level where you'll find a family friendly floor plan with 3 bedrooms. The primary bedroom is good sized accommodating large furniture and it offers a walk in closet + an ensuite. There is a second full upper bathroom. For your convenience there is upper floor laundry. This fully finished home has a finished basement with a family room and bathroom. The attached garage completes this move in ready home. Vanier Woods is on the SE side of the city with parks and shopping an easy walk away.