



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

**MLS # A2300494**



**\$639,900**

<b>Division:</b>	Vanier East		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,939 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped		

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

**Inclusions:** TV Mount, Shed, Hot Tub, central vac & attachments, Garage door opener & any applicable controls, alarm system hardware

This is the kind of home that checks every box &mdash; and then a few you forgot to put on the list. Built in 2012 and sitting on a beautifully landscaped lot in Vanier East, this 1,939 sq ft two-storey offers an elevated level of finish and a layout that just works. The main floor sets the tone right away. The living room features laminate flooring, a gas fireplace, built-in wood shelving, and a coffered ceiling that gives the space a solid, refined feel. The kitchen is well-appointed with maple cabinets, quartz counters, a tiled backsplash, pot lights, stainless appliances, and a walk-through pantry that keeps everything organized without sacrificing style. Main floor laundry is tucked into the mudroom &mdash; complete with lockers &mdash; which is one of those practical touches that makes everyday life noticeably easier. Upstairs, the bonus room above the garage gives you flexible living space with laminate flooring and a built-in bench with shelving &mdash; a great spot for a media room, playroom, or a quiet retreat. The primary bedroom is spacious, with a well-finished ensuite featuring a tiled floor, large vanity, and a tiled shower with a glass door, plus a walk-in closet. Two additional bedrooms and a 4-piece bath with tiled floor round out the upper level. The basement is unfinished and ready for your vision, but it's already ahead of the game &mdash; high-efficiency furnace, high-efficiency hot water tank, roughed-in underfloor heat, a Venmar HVAC system, and central A/C. The mechanical package here is genuinely impressive. Out back is where this property really earns its keep. The vinyl plank deck, cement patio with walkways, and firepit create a backyard that's designed for actual use &mdash; not just curb appeal. The lot is nicely treed and landscaped with clean cement edging, and there's a hot tub ready for year-round enjoyment. Hardie plank siding on the exterior

and an aggregate concrete driveway out front give the property a polished, low-maintenance finish that holds up to an Alberta climate. Location-wise, Vanier East is a strong neighbourhood &mdash; across the street from a playground and park, walking distance to a middle school, and close to the Collicutt Centre and everyday shopping. Hard to beat for families or anyone who values convenience without sacrificing a quiet street feel.