



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

MLS # A2299538



\$579,000

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1G
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Located in the quiet community of Vanier East in Red Deer and directly across from a neighborhood park, this well-maintained two-storey home offers a bright and functional layout with thoughtful upgrades throughout including laminate and tile flooring, LED lighting, upgraded electrical switches and plugs, composite decking, heated tile, and more! The main floor features 9-foot ceilings and an open-concept living area with a cozy gas fireplace, a well-designed kitchen with raised cabinetry and stainless steel appliances, and a dining area that opens to a covered maintenance-free composite deck with aluminum railings overlooking the fenced backyard. A front den provides flexible space for a home office or quiet retreat, and there is a 2 piece bath for added convenience. Upstairs you’ll find three bedrooms, a spacious bonus room, and a convenient upper-level laundry room. The primary suite offers a generous five-piece ensuite with heated tile floor, dual sinks, a soaker tub, and a separate shower. The other two bedrooms share a nicely sized 4 piece bath, and there is a built-in cabinetry in the bonus room. The basement is open to your development ideas featuring 9-foot ceilings and potential to add two more bedrooms, while in-floor heat is roughed in for future use. The finished double attached garage includes a floor drain and dehumidifier fan for added practicality. Situated on a landscaped lot with back lane access and close to parks, walking paths, and nearby amenities, this home offers comfort, functionality, and a great location in a well-established neighborhood. Welcome home!