



217 Van Slyke Way
Red Deer, Alberta

MLS # A2300494



\$639,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — complete with lockers — 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 — 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 — 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 — 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 — 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.