



GRASSROOTS
REALTY GROUP

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136 Van Slyke Way
Red Deer, Alberta

MLS # A2350619



\$629,000

Division:	Vanier East		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,840 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		

Inclusions: Hot Tub, Pergola

A great home starts with a great location, and 136 Van Slyke Way delivers with green space behind you and room for the whole family inside. Located in Vanier East, close to amenities and major Red Deer high schools, this two-storey home offers 5 bedrooms, 3.5 bathrooms, a main-floor office, and a backyard made for unwinding. The open-concept main floor features a striking open-to-above living room, creating a bright, spacious gathering place. The kitchen brings together granite countertops, stainless steel appliances, a breakfast bar, and a walk-in pantry, with an adjoining dining area that keeps everyone connected. A dedicated office near the front entrance provides space to work from home, while a half bathroom and mudroom off the attached garage add everyday convenience. Upstairs, the spacious primary bedroom features a generous walk-in closet and a five-piece ensuite with a soaker tub and oversized custom tiled shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the level. The basement offers two bedrooms, a full bathroom, and a welcoming family room complemented by a wet bar, creating a great space for movie nights, hosting friends, or relaxing together. Outside, enjoy the northwest-facing backyard with vinyl fencing, green space views, and an included hot tub and pergola. The double attached garage offers room for two SUVs, while central vacuum with convenient sweep inlets in the kitchen and front entrance makes cleanup easier. Space to gather, room to retreat, and a location that brings it all together.