

# \$649,900 - 217 Van Slyke Way, Red Deer

MLS® #A2245854

## \$649,900

3 Bedroom, 3.00 Bathroom, 1,939 sqft  
Residential on 0.12 Acres

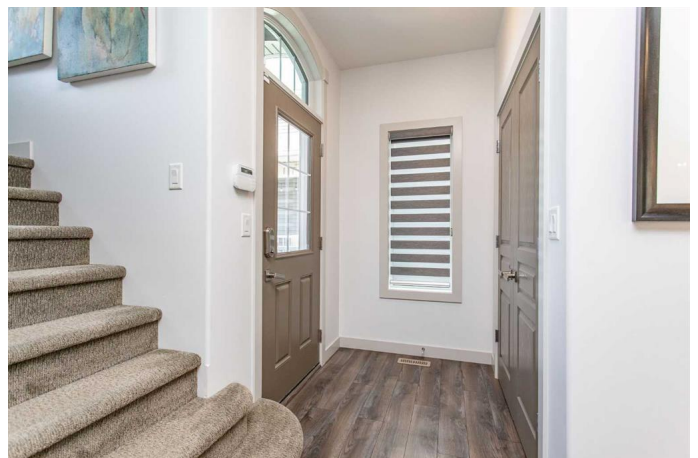
Vanier East, Red Deer, Alberta

Located in sought-after Vanier East, this upgraded 2-storey offers a smartly designed living space. The main level is anchored by a modern kitchen featuring maple cabinets, quartz counters, stainless appliances, a tiled backsplash, and a walk-through pantry. The open concept layout flows into a spacious dining area and a cozy living room with built-in shelving, a gas fireplace, and raised ceilings for added presence.

Upstairs, you'll find a bright bonus room with a built-in reading bench, three bedrooms including a generous primary with a walk-in closet, barn door, and a sleek tiled ensuite complete with glass shower, long vanity, and separate water closet. The two additional bedrooms are well-sized, and the full 4pc bath is finished with tile flooring and a clean white tub surround.

The basement is ready for future development with room for an additional bedroom, living space, and it's already roughed-in for a bathroom. Mechanical upgrades include a high-efficiency furnace and hot water tank, HRV system, central A/C, and underfloor heat rough-in.

The backyard is where this home truly shines â€” fully landscaped and clearly well-cared-for. Enjoy summer evenings on the covered vinyl plank deck, unwind in the hot tub, or gather around the firepit tucked under mature trees.



Stamped concrete walkways, a shed, garden boxes, and white vinyl fencing complete the private and peaceful outdoor space. Additional features include HardiePlank siding, aggregate driveway, and a heated 22x22 attached garage.

This is a home where pride of ownership is obvious, inside and out.

Built in 2012

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245854    |
| Price          | \$649,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,939       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 217 Van Slyke Way |
| Subdivision | Vanier East       |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4R 0N8           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                           |
| Heating           | Forced Air, Natural Gas                                                                                               |
| Cooling           | Central Air                                                                                                           |
| Fireplace         | Yes                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                     |
| Fireplaces        | Gas, Insert, Living Room                                                                                              |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Other                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Treed |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Cement Fiber Board, Wood Frame                                  |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 13               |
| Zoning         | R-L              |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.