

# \$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

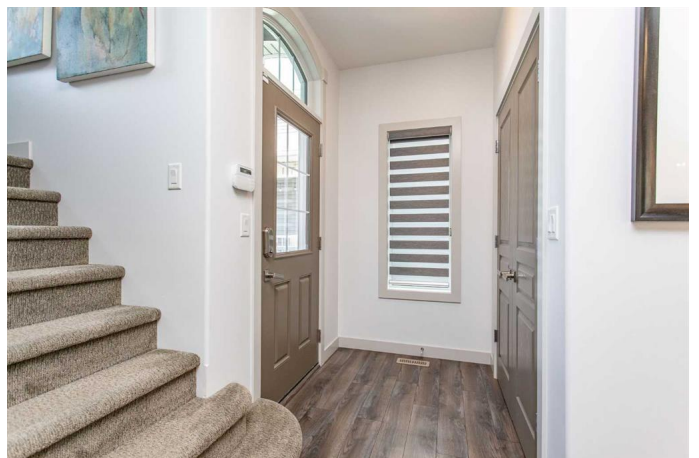
Vanier East, Red Deer, Alberta

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 | 16               |
| Zoning         | R-L              |

## Listing Details

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

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