

# \$425,000 - 18 Van Slyke Way, Red Deer

MLS® #A2216070

**\$425,000**

3 Bedroom, 4.00 Bathroom, 1,337 sqft

Residential on 0.07 Acres

Vanier East, Red Deer, Alberta

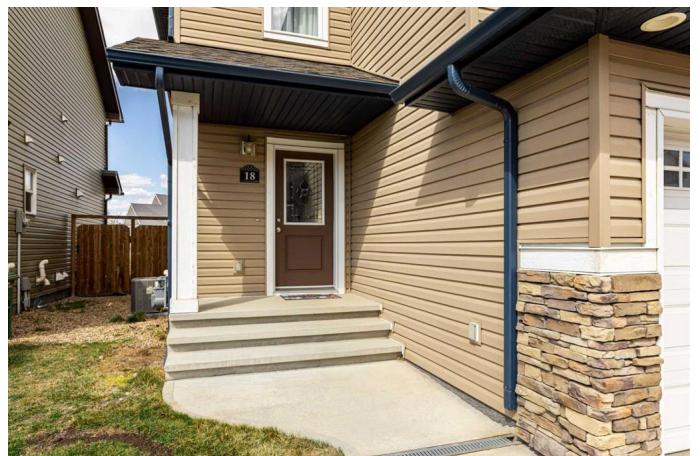
Welcome to 18 Van Slyke Way, a beautifully maintained two-storey half-duplex located in the desirable community of Vanier East. This fully developed home offers over 1,200 square feet of functional living space and is a perfect choice for first-time buyers, young families, or investors looking for a move-in-ready property in a quiet, family-friendly neighbourhood.

Step inside to a bright and open main floor with large windows and durable laminate flooring throughout. The kitchen features rich maple cabinetry, stainless steel appliances, granite countertops, a corner pantry, and a central island with an undermount sink and eating bar—ideal for casual meals and entertaining. A convenient half bath is located just off the entryway, perfect for guests.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and a private 3-piece ensuite featuring a walk-in shower. The upper level also includes a 4-piece bathroom to serve the additional bedrooms and a good sized laundry closet for added convenience.

The fully finished basement provides even more living space with a large recreation room and a 3-piece bathroom with shower that completes the lower level. Central air conditioning ensures year-round comfort.

Outside, the fully fenced backyard is



landscaped and perfect for outdoor living. Enjoy summer evenings on the back deck or gather around the fire pit with friends and family. There's no condo fee, and the home has great curb appeal with its covered front entry and modern design.

Located in Vanier East, this home backs onto a walking path and is steps away from parks, playgrounds, and open green spaces. The neighbourhood is known for its tranquil setting and easy access to amenities. Nearby you'll find grocery stores, restaurants, fitness facilities, and more. Families will appreciate the proximity to schools. With walking trails, community spaces, and more nearby, this location offers both convenience and lifestyle.

This is a fantastic opportunity to own a fully developed, move-in-ready home in a highly sought-after area. This is a fantastic opportunity to own a fully developed, move-in-ready home in a highly sought-after area!

Built in 2013

**Essential Information**

MLS® #	A2216070
Price	\$425,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,337
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side

Status	Active
--------	--------

## Community Information

Address	18 Van Slyke Way
Subdivision	Vanier East
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4R0N4

## Amenities

Parking Spaces	3
Parking	Concrete Driveway, Off Street, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, Laminate Counters, Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	48
Zoning	R1A

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

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.