

# \$599,900 - 208 Van Slyke Way, Red Deer

MLS® #A2253746

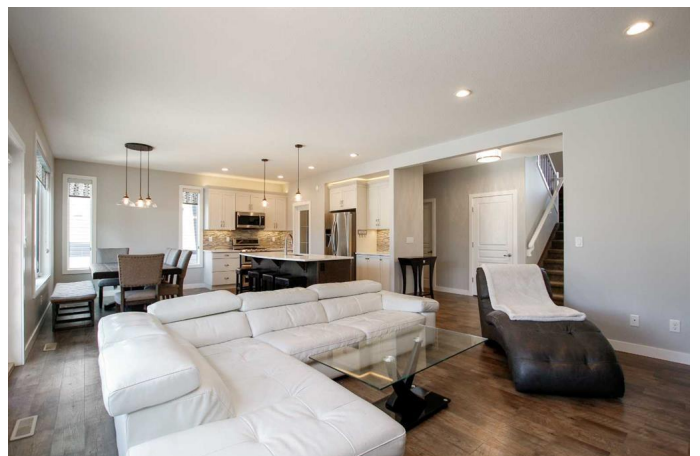
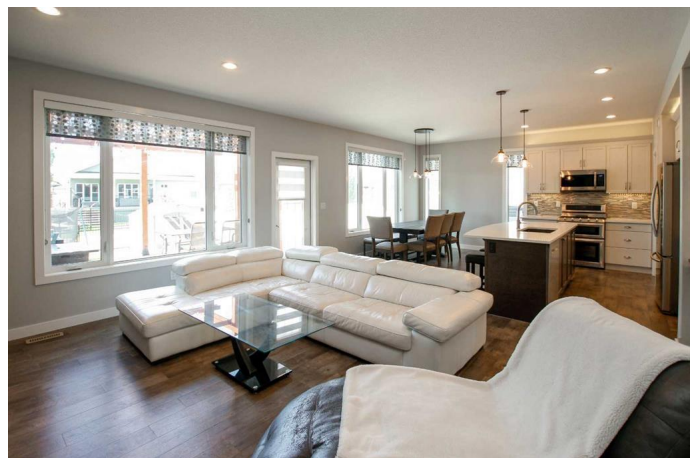
**\$599,900**

4 Bedroom, 4.00 Bathroom, 1,940 sqft

Residential on 0.11 Acres

Vanier East, Red Deer, Alberta

IMMEDIATE POSSESSION & MOVE IN READY ~ FULLY DEVELOPED 4 BEDROOM, 4 BATH 2-STOREY IN VANIER EAST ~ SUNNY WEST FACING BACKYARD OASIS THAT BACKS ONTO A WALKING TRAIL AND PARK ~ CENTRAL AIR CONDITIONING ~ Covered front entry welcomes you and leads to a sun filled foyer ~ Open concept main floor layout is complemented by high ceilings and vinyl plank flooring that creates a feeling of spaciousness ~ The living room has large west facing windows that fill the space with natural light, and overlook the deck and backyard ~ The kitchen comes well equipped with plenty of extended height cabinets accented with crown moulding, upper and under cabinet lighting, and large storage drawers; full tile backsplash; tons of quartz counter tops including large island with an eating bar and pendant lights above; stainless steel appliances including a double oven and French door fridge; and a large walk through pantry with floor to ceiling shelving and convenient access to the mud room with main floor laundry hookups and garage entry ~ Easily host large gatherings in the spacious dining room with garden door access to the large deck - perfect for indoor/outdoor living - with a BBQ gas line, pergola with privacy walls, and views of the park and green space ~ 2 piece main floor bathroom ~ The upper level bonus room has large east facing windows and vaulted ceilings ~ The primary bedroom can easily accommodate a king size



bed plus multiple pieces of furniture and has a large window that overlooks the park and walking trail ~ Spa like ensuite with an oversized quartz vanity, extra deep soaker tub, walk in shower and a spacious walk in closet with built in organizers ~ 2 bedrooms located on the upper level are both a generous size with ample closet space, and share 4 piece bathroom ~ The fully finished basement with operational under floor heating offers a spacious family room with plumbing for a wet bar, a large bedroom with a walk in closet, 3 piece bathroom with a walk in shower, second laundry location with front load laundry pair, and ample storage space throughout ~ Central air conditioning ~ HEATED 22' L x 20' W garage is insulated, finished with drywall, has a floor drain, sink with hot and cold taps & tons of built in shelving offering endless storage ~ The sunny west facing backyard is fully fenced with direct access to the walking trail and park behind, landscaped with well established trees and shrubs (including an apple tree), includes a shed, trampoline and hot tub ~ Excellent location in desirable Vanier East with tons of parks and green spaces, easy access to schools and multiple shopping plazas.

Built in 2014

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253746    |
| Price          | \$599,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,940       |
| Acres          | 0.11        |
| Year Built     | 2014        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 208 Van Slyke Way |
| Subdivision | Vanier East       |
| City        | Red Deer          |
| County      | Red Deer          |
| Province    | Alberta           |
| Postal Code | T4R 0N7           |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                                              |
| Parking Spaces | 4                                                                                                                                         |
| Parking        | Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, See Remarks |
| # of Garages   | 2                                                                                                                                         |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                                |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, See Remarks                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Other, Private Entrance, Private Yard, Storage                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                                                                 |
| Foundation        | Poured Concrete                                                                                                          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 3                   |
| Zoning         | R-N                 |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | Lime Green Realty Central |
|----------------|---------------------------|

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