

\$609,900 - 208 Van Slyke Way, Red Deer

MLS® #A2245845

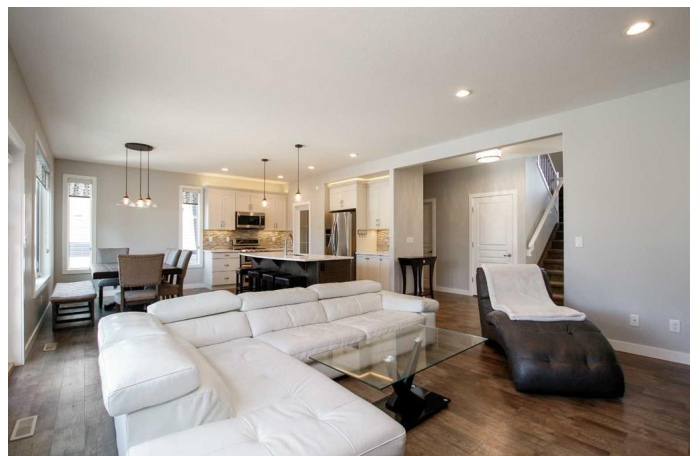
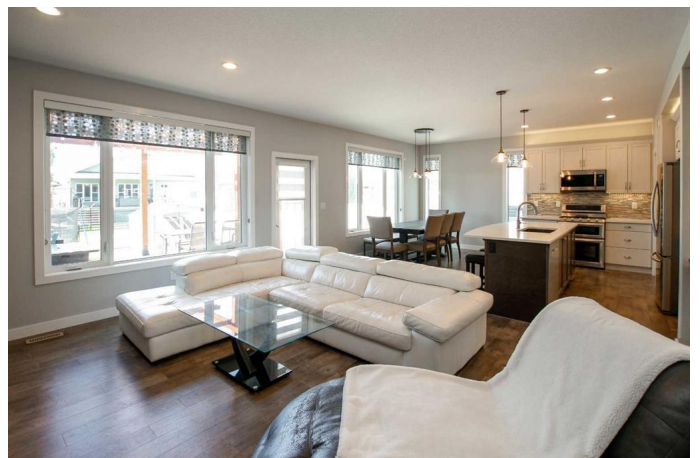
\$609,900

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 ~ 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 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, and has built in shelving ~ The sunny west facing backyard is fully fenced with direct access to the walking trail 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® #	A2245845
Price	\$609,900
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	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, Aggregate, Front Drive, 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	August 6th, 2025
Days on Market	22
Zoning	R-N

Listing Details

Listing Office Lime Green Realty Central

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