

# \$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 14  
Zoning R1A

## Listing Details

Listing Office Royal LePage Network Realty Corp.

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