

\$424,900 - 12 Vincent Gate, Sylvan Lake

MLS® #A2066744

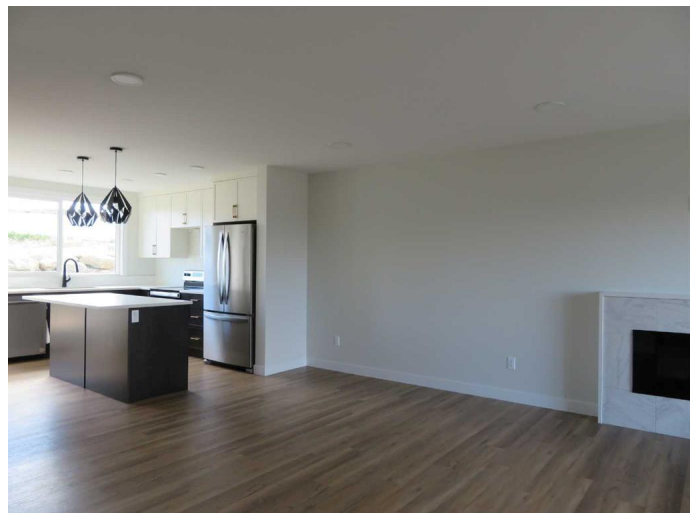
\$424,900

3 Bedroom, 4.00 Bathroom, 1,304 sqft

Residential on 0.07 Acres

Vista, Sylvan Lake, Alberta

Modern, trendy, vibe in this 3 level home with lake views. Located in the Vista's with easy access close to schools, shopping, playgrounds, walking trails & the lake. This 3 bedroom plus a den, 4bathroom home is a great starter home or investment property. Enter at ground level from your attached garage to a bright foyer. Flex room or possible 4th bedroom & a 4pce bath would be perfect for a teenager, tv area or even room rental. 2nd level is super bright with gorgeous kitchen, upgraded cabinets with soft close, quartz countertop, centre island(includes stainless appliances) a garden door to south facing yard. A handy office for the remote worker, 2 pce powder room for guests, open dining room and living room with electric fireplace and a front balcony to relax. Upstairs primary bedroom with feature wall, another balcony with lake views, walk in closet, 4pce ensuite, 2 more bedrooms another 4pce bath & handy laundry. Yard has sod, white vinyl fencing & 2 stall gravel parking pad. High efficient furnace with 2 stage fan, humidifier, HRV, instant heat recovery system, water softener, & upgraded lighting package throughout are just a few of the energy efficient things in this home. Immediate possession available. Taxes to be assessed. GST included with rebate to builder. 1 year builder warranty, 2-5-10 new home warranty



Built in 2023

Essential Information

MLS® #	A2066744
Price	\$424,900
Sold Price	\$428,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,304
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	12 Vincent Gate
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V7

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Attached

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2023
Date Sold	November 17th, 2023
Days on Market	121
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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