

\$824,900 - 344 Marina Bay Place, Sylvan Lake

MLS® #A2101292

\$824,900

4 Bedroom, 3.00 Bathroom, 1,660 sqft

Residential on 0.12 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to Marina Bay Retreat, a stunning 2-story, 4-bedroom, 3-bathroom detached home nestled within the prestigious Marina Bay Community. With 1,660 square feet of living space, this home offers a bright and open floor plan that bathes the interior in natural light. Enjoy mesmerizing south views of the private marina and Yacht Club right from your living space. The large waterfront lawn is perfect for hosting gatherings with friends and family, and the entire width of the home's waterside deck provides a covered oasis for sun shade or rain protection. Pull your boat right up to your home with its very own dock, making waterfront living a breeze. This meticulously maintained residence boasts several updates, including a complete interior renovation in 2011. It features a new roof, vinyl decking, a clean fire pit, and a two-speed, 98% efficient furnace installed in the winter of 2012. The main floor bathroom is equipped with a floor heating system for added comfort. A gas fireplace adds warmth and ambiance to the living space, while new flooring throughout enhances the overall aesthetic. Marina Bay offers an exclusive, secure private boat launch and marina, perfect for water enthusiasts. Create memories in the Yacht Club which provides a wonderful space for family get-togethers with its 360-degree deck overlooking the marina. Additionally, residents can take advantage of the community's parks, green spaces, boat storage, and tennis courts. You'll find convenience in walking distance to



local shops, restaurants, pubs, and the public beach, all while relishing in the small-town atmosphere and the tight-knit Marina Bay community. Whether you're admiring the great water views from the front or back decks, enjoying the spacious waterfront lawn, or taking in the tranquility of Marina Bay's amenities, 344 Marina Bay Place is an exceptional waterfront property offering the best of lakefront living. Don't miss the opportunity to make this dream home yours.

Built in 1996

Essential Information

MLS® #	A2101292
Price	\$824,900
Sold Price	\$791,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,660
Acres	0.12
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	344 Marina Bay Place
Subdivision	Marina Bay
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E9

Amenities

Amenities	Beach Access, Clubhouse, Park, Racquet Courts
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Parking Spaces	3
Parking	Insulated, Single Garage Attached
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Dock, Fire Pit
Lot Description	Lake, Lawn, Level, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 19th, 2024
Date Sold	July 12th, 2024
Days on Market	175
Zoning	RMB
HOA Fees	2772.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
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