

\$519,900 - 66 Bardwell Way, Sylvan Lake

MLS® #A2104640

\$519,900

3 Bedroom, 3.00 Bathroom, 1,782 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

Situated in the sought after subdivision of Beacon Hill in Sylvan Lake, and only steps away from parks, playgrounds and schools, this beautiful LAEBON SHOW HOME could be your family's next home! This home INCLUDES UPGRADED WINDOW COVERINGS, FRONT AND REAR LANDSCAPING, HEATED AND FINISHED GARAGE, and a 6' VINYL FENCE ALREADY COMPLETED! This well appointed two storey floor plan offers a bright and spacious open concept main floor with vinyl plank flooring and modern finishes throughout. The beautiful kitchen features raised white cabinetry, quartz counter tops, stainless steel appliances, a large island with eating bar, and a convenient walk-in pantry. The adjacent dining space has sliding patio doors that lead out to the deck and private, vinyl fenced back yard, perfect for BBQs and entertaining. Heading upstairs, the master suite offers a 4 pce ensuite and a large walk-in closet, and two more bedrooms share a 4 pce bathroom, and laundry is conveniently located near the bedrooms. Finishing off the upper floor is the massive bonus room which is the perfect place for family movie nights, or as a play room for the kids. If you need more space, the builder can complete the basement development at an additional cost. The attached 22x22 garage is fully finished and heated with upgraded lighting. Live worry free thanks to a full 1 year builder warranty and the remaining balance of the 10 year Alberta New Home Warranty. GST is already included in



the purchase price, taxes have yet to be assessed. Sales office in the garage will have flooring and MDF cap removed and standard garage door and opener will be installed prior to possession.

Built in 2023

Essential Information

MLS® #	A2104640
Price	\$519,900
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,782
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	66 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Heated Garage

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz
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	Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 31st, 2024
Date Sold	March 18th, 2024
Days on Market	47
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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