

\$479,900 - 51 Bardwell Way, Sylvan Lake

MLS® #A2105467

\$479,900

3 Bedroom, 3.00 Bathroom, 1,707 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

Situated in sought after Beacon Hill and built by Laebon Homes, this brand new 2 Storey could be your family's next home in Sylvan Lake! The Paxton is a sought after floorplan offering 1707 square feet above grade, an attached double garage, and a wide open floor plan filled with natural light. Step inside to a spacious front entryway, and take note of upgrades including vinyl plank flooring throughout the main floor and beautiful modern finishes throughout. The kitchen is well appointed with raised cabinetry, a large island with eating bar, stainless steel appliances, and a large walk-in pantry. The living area is spacious and bright, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with a large walk-in closet, and your own private 4 pce ensuite. Two kids rooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the huge bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, landscaping, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price



and will be completed as weather permits in 2024. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an approximate completion date of March 2024.

Built in 2024

Essential Information

MLS® #	A2105467
Price	\$479,900
Sold Price	\$475,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	51 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, On Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No
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	Smoking Home, Open Floor Plan, Hardwood Floors, Vinyl Windows, Walk-In Closets
Appliances	Dishwasher, Garage Control, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Interior
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	February 15th, 2024
Days on Market	6
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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