

\$405,000 - 36 Brookstone Drive, Sylvan Lake

MLS® #A2106328

\$405,000

4 Bedroom, 4.00 Bathroom, 1,470 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

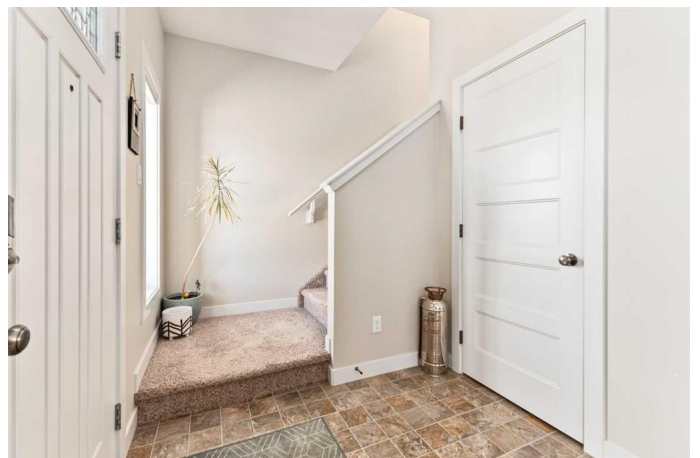
Welcome to your dream home in Sylvan Lake, AB! Nestled in the charming community, this fully developed 2-story home awaits its new owners. Built in 2015, this residence exudes functionality, offering a perfect blend of comfort and style.

As you step inside, you're greeted by an inviting ambiance, highlighted by the open concept layout of the main floor. The spacious kitchen boasts a large island, perfect for meal preparation and entertaining guests. The adjoining dining area seamlessly flows into the cozy living room, creating an ideal space for gatherings and everyday living.

Upstairs, you'll find three bedrooms, including the primary suite complete with a 4-piece ensuite bathroom, providing a retreat at the end of the day. Another 4-piece bathroom on the second level ensures convenience for the entire family.

Downstairs, the fully finished basement adds valuable living space and includes a convenient 4-piece bathroom, your 4th bedroom and recreation room, perfect for accommodating guests or creating the perfect space for family night.

This home comes equipped with modern amenities, including newer washer/dryer, central air, and a water softener, ensuring comfort and convenience year-round.



Step outside to discover the oversized maintenance-free deck, offering ample space for outdoor relaxation and entertaining. A shed with power provides additional storage options, while vinyl fencing ensures privacy and security. The parking pad in the back offers convenience, with plenty of room for a future garage.

Located across from Beacon Hill Elementary School, this home is ideal for families, offering easy access to education and recreational facilities. Sylvan Lake's picturesque surroundings provide endless opportunities for outdoor activities, from water sports on the lake to hiking and biking trails.

Experience the best of Sylvan Lake living in this well maintained and thoughtfully designed residence. Schedule your showing and make your dream home a reality!

Built in 2015

Essential Information

MLS® #	A2106328
Price	\$405,000
Sold Price	\$400,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,470
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	36 Brookstone Drive
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Conditioner, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 8th, 2024
Days on Market	13
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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