

\$309,900 - 35 Crestview Boulevard, Sylvan Lake

MLS® #A2106418

\$309,900

4 Bedroom, 4.00 Bathroom, 1,260 sqft

Residential on 0.06 Acres

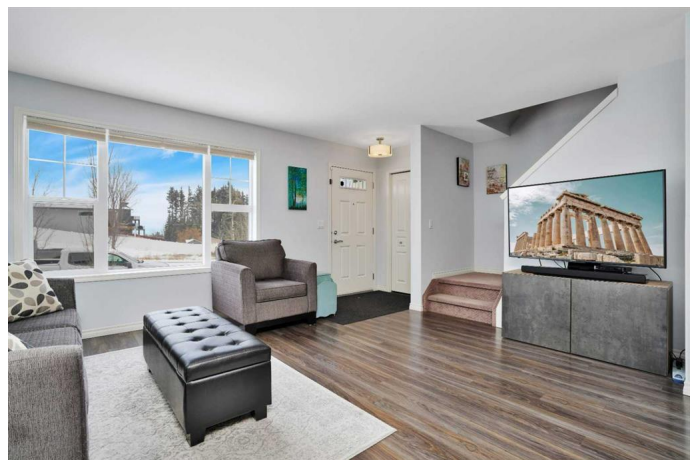
Crestview, Sylvan Lake, Alberta

Discover this pristine Sylvan Lake home that rivals new construction in condition and easily surpasses it in value. This immaculate 2-storey townhouse is a testament to meticulous maintenance and care. With four bedrooms and four baths, it dazzles from top to bottom and without the costly burden of condo fees. Nestled in the charming and growing community of Crestview, this property stands out with a South-facing backyard and back alley access for convenient off-street parking. Inside is a blend of open flow, light and modern finishes. The fully developed layout is a delight, featuring a sun-filled floor plan and soothing colour tones.

As you enter the home, the living room welcomes guests and seamlessly connects to a kitchen designed to satisfy any chef. Boasting an abundance of workspace, ample cabinets, and a sit-up eating island, it's an invitation to create, entertain, and indulge. The spacious dining area, with its direct access to the back deck and yard, further enhances the home's appeal, alongside a convenient 2pc bath on the main floor.

The upper level features three bedrooms, including a large primary suite with a 3-pc ensuite and just a sliver of a lake view to catch the fireworks from the comfort of your home. A 4-pc bathroom serves the additional bedrooms, ensuring convenience and luxury for all.

The lower level introduces even more space, with a sizable family room perfect for working



out or movie night. An additional bedroom, laundry facilities, ample storage under the stairs, and a 3pc bath complete this floor. With no detail overlooked and maintained in sparkling clean condition, this property offers incredible value and is move-in ready. Experience the joy of living in a space where every corner reflects care and quality, all set in the picturesque backdrop of Sylvan Lake. This is not just a house, but a home waiting to be filled with new stories and happiness.

Built in 2015

Essential Information

MLS® #	A2106418
Price	\$309,900
Sold Price	\$310,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,260
Acres	0.06
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	35 Crestview Boulevard
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0N4

Amenities

Parking Spaces	2
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Parking	Alley Access, Off Street, Parking Pad
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Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Lawn, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 7th, 2024
Date Sold	February 23rd, 2024
Days on Market	15
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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