

\$479,900 - 6 Lyon Cres. Crescent, Sylvan Lake

MLS® #A2108535

\$479,900

4 Bedroom, 2.00 Bathroom, 1,034 sqft
Residential on 0.15 Acres

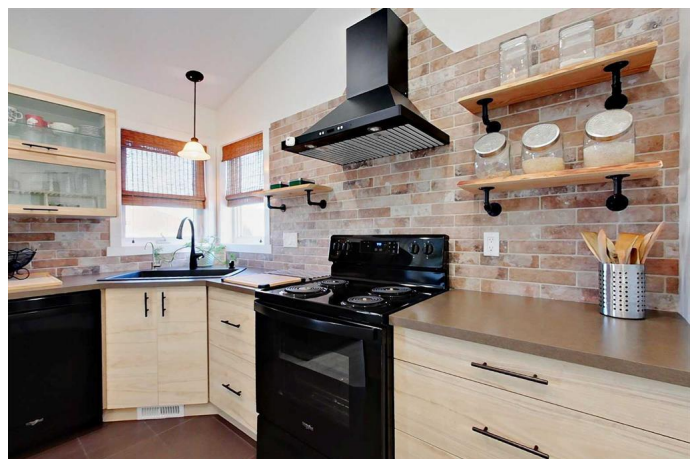
Lakeway Landing, Sylvan Lake, Alberta

Great location, freshly renoed home, turn key ready, IMMEDIATE POSSESSION could be your forever home! A 4 bedroom impeccable home in the desirable subdivision of Lakeway Landing. The main floor has had a complete renovation boasting European style kitchen. The counter space is endless with new kitchen cupboards, counters, brick backsplash, and appliances, including reverse osmosis at the sink. The main bath has also a new vanity, counter, backsplash and tile flooring. The white new luxury vinyl plank flooring, doors, baseboards and trim through out brightens every room. Not a nail hole to fill. Moving in will be a breeze with not a repair to be had.

The spacious master bedroom has both his and her closets as well as a den. The den once being an ensuite can be converted back to a bathroom with all plumbing still intact. The bright walkout basement was newly developed in 2021 with includes 2 large bedrooms. It has an enclosed bathroom with an authentic cedar Finnish sauna to relax in, than out to the sitting room to enjoy a drink, rinse off in the stand up ceramic tile stand up shower with barn doors and off to the backyard with the perfect set up that boasts rest and relaxation. Lots of room to add a hot tub.

Provides plenty of storage under the stairs and in the large laundry which has a laundry tub and a brand new water softener.

The double car garage has in floor heat



installed in 2021 with hot and cold water lines as well. Ample 2 car parking in the driveway with two more parking stalls in the backyard gravel parking pad.

Built in 2006

Essential Information

MLS® #	A2108535
Price	\$479,900
Sold Price	\$470,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	6 Lyon Cres. Crescent
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M6

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tile Counters, Track Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 17th, 2024
Date Sold	July 24th, 2024
Days on Market	158
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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