

\$550,000 - 22 Bardwell Way, Sylvan Lake

MLS® #A2109170

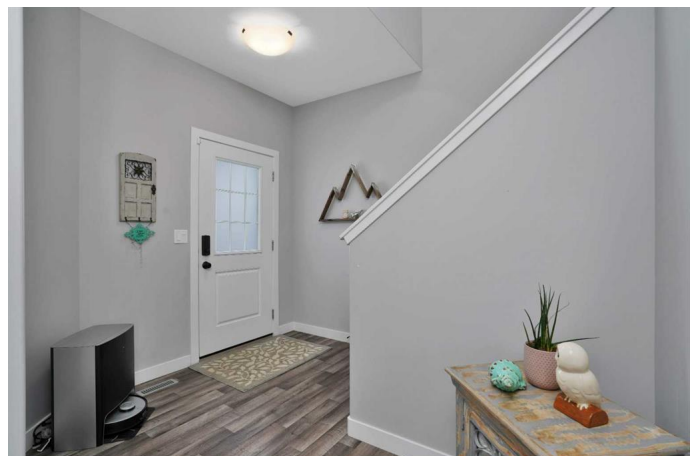
\$550,000

4 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.01 Acres

Beacon Hill, Sylvan Lake, Alberta

LARGE FAMILY HOME ~ FULLY FINISHED BASEMENT ~ HUGE PRIMARY BEDROOM ~ Step into comfort with this large home perfect for growing families. There's ample room for everyone with 4 bedrooms and 3-1/2 bathrooms, featuring a HUGE PRIMARY BEDROOM with ensuite and walk-in closet. ~ The main floor welcomes you with a large open concept design and high ceilings, seamlessly integrating the living room, dinning room and chef's kitchen with QUARTZ COUNTERTOPS and a WALK-THROUGH PANTRY & MUD ROOM. Step through the patio door onto the sunny SOUTH FACING DECK, overlooking a sprawling fully fenced backyard, perfect for outdoor gatherings and summer barbecues. ~ Upstairs, discover a BONUS ROOM offering versatile space for relaxation or play. Convenience meets efficiency with the UPPER LAUNDRY ROOM located on the second floor alongside the bedrooms and 4 piece bathroom. ~ Downstairs, the FULLY FINISHED BASEMENT unveils a fourth bedroom, along with a recreation area and another 4-piece bathroom, offering additional living space and versatility. ~ Enjoy the luxury of an ATTACHED HEATED DOUBLE GARAGE, ensuring convenience year-round. While the addition of AIR CONDITIONING ensures you will stay cool this summer! ~ Nestled in a fantastic, quiet neighbourhood, this home offers easy walking distance to Beacon Hill Elementary School, making it an ideal choice



for families seeking convenience. Experience the perfect blend of space, comfort, and practicality in this beautiful family home.

Built in 2017

Essential Information

MLS® #	A2109170
Price	\$550,000
Sold Price	\$545,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.01
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	22 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 21st, 2024
Date Sold	March 10th, 2024
Days on Market	18
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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