

\$539,900 - 22 Laurel Road, Sylvan Lake

MLS® #A2119886

\$539,900

5 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

OVER 1400 SQ. FT. ABOVE GRADE PLUS A FULLY DEVELOPED WALKOUT BASEMENT ~ 5 BED (3 up, 2 down), 3 BATH BUNGALOW ~ DOUBLE ATTACHED GARAGE ~

LOCATED ACROSS FROM A WALKING TRAIL ~ A large covered south facing veranda welcomes you to this spacious bungalow ~ Open concept main floor layout complemented by soaring vaulted ceilings complemented by hardwood flooring that creates a feeling of spaciousness ~ The living room features a large south facing picture window that offers tons of natural light and is centred by a cozy gas fireplace with a stone surround and mantle ~ easily host a large family gathering in the dining room that opens to the kitchen that offers an abundance of white cabinets, ample granite counter space including an island, full tile backsplash, wall pantry and garden door access to the 16' x 12' deck ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of large furniture and offers a walk in closet and spa like ensuite with an oversized vanity, corner jetted tub and a walk in shower ~ 2 main floor bedrooms are both a generous size ~ 4 piece main bathroom ~ Mud room has access to the garage and offers main floor laundry hook ups ~ The fully finished walkout basement with over 1270 square feet of additional space features vinyl plank flooring, large above grade windows and roughed in under floor heat ~ The massive family room has rows of recessed lighting, a wet bar and French door access to a poured



concrete patio and the backyard ~ Two additional bedrooms are separated by a 4 piece bathroom ~ Second laundry location located in the utility room ~ Space for storage ~ 25' L x 22' W attached garage is insulated, has OSB walls and a man door to the side yard ~ The backyard is landscaped with well established trees and shrubs, and is fenced with back alley access ~ Excellent location, just across from a walking path that leads to a large park with sports fields, a playground and an off leash dog park, close to schools, shopping and highway access.

Built in 2006

Essential Information

MLS® #	A2119886
Price	\$539,900
Sold Price	\$527,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,403
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	22 Laurel Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Alley Access, Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 19th, 2024
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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