

\$429,900 - 89 Lodge Place, Sylvan Lake

MLS® #A2122465

\$429,900

4 Bedroom, 3.00 Bathroom, 1,226 sqft
Residential on 0.18 Acres

Lakeway Landing, Sylvan Lake, Alberta

Experience comfort, convenience and functionality in this rare 4 bedroom, 3 bathroom bi-level home in sought-after Lakeway Landing. This quality home spans more than 1200 sq. ft. and boasts a walkout design that leads to an expansive, pie-shaped backyard. This two-tiered outdoor space combines a nice mix of yard, storage and outdoor parking as well as low-maintenance yard, fencing and stamped concrete pathways. It truly is a perfect outdoor living space - big property, but a lot of low-maintenance. A standout feature of this property is the impressive 36x28 detached garage nearly big enough to play pickleball in and perfect for the mechanic. It's a dream space, offering ample room for vehicles, projects, and still plenty of room for your RV or boat outside. The covered deck allows for easy barbecuing in any season, ensuring you can enjoy the outdoors year-round.

Inside, the home continues to impress with its spacious layout and unique sunken living room. The interior boasts signature maple cabinets and elegant wrought-iron railings with maple handrails. On this level you have 3 bedrooms including the primary with ensuite. The lower level is designed for entertainment, featuring a large family and games area, built-in ceiling speakers, and rough-in for in-floor heating. The laundry room is located in the lower 3 piece bathroom and has a laundry sink to wash up those stains from working in the big garage. Conveniently located with back



alley access, you're just a short walk away from schools, the dog & people parks and easy access out of town or to Gulls Stadium to watch a ball game. Don't miss this opportunity to own a remarkable home in a great location, highlighted by the walkout basement , pie-shaped yard, and 3-car garage. This complete package doesn't come along often.

Built in 2005

Essential Information

MLS® #	A2122465
Price	\$429,900
Sold Price	\$435,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,226
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	89 Lodge Place
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2N1

Amenities

Parking Spaces	6
Parking	Alley Access, Garage Door Opener, Gravel Driveway, Oversized, Parking Pad, RV Access/Parking, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Lane, Back Yard, City Lot, Low Maintenance Landscape, Interior Lot, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 23rd, 2024
Days on Market	11
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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