

\$1,850,000 - 204 Jarvis Bay Drive, Jarvis Bay

MLS® #A2129138

\$1,850,000

4 Bedroom, 3.00 Bathroom, 1,932 sqft

Residential on 0.14 Acres

NONE, Jarvis Bay, Alberta

Lakefront property in one of the most desirable spots on Sylvan Lake, nestled amongst the trees of the summer village of Jarvis Bay, next to an environmental reserve and with close proximity to town. This flat 50x125 ft lot is sunny all day long and has the most fantastic sunsets in the evenings. Reminiscent of their old family cabin this custom home was built with similar features & family gatherings in mind so bring your cousins & grandkids to make memories at the lake. Bright open floorplan with a lake view from living & dining room. Corner stone faced wood burning fireplace with gas lighter, window seats with extra storage for games etc... Functional kitchen with large dining room and access to exterior enclosed porch for family dinners. Main floor laundry & 2 pce bathroom for guests. Heated tiled floor on main level makes cleanup easy. Upstairs has birch hardwood floors, 4 large bedrooms, 2 separate bathrooms one with a soaker tub with lake views and one with stand up shower. Front bedroom has an enclosed 3 season room to enjoy your morning coffee, watch the sunsets and wind down for the day. Attached double garage is heated, with lots of room to store your lake toys. Once you are finished at the beach wash the sand off at the outdoor shower. Lots of parking for guests, wood shed, and gate to paved road. All main floor windows have security shutters, exterior has hardi board siding for low maintenance, with beach stone accents. Property features 4



geothermal wells drilled within the footprint of the house, filled with glycol ready to accommodate a heat pump. Garbage pickup, 250 ft well with soft water and positive pressure septic system with grinder pump for services. Sylvan Lake is a destination town for all seasons located between Calgary & Edmonton with all amenities. Boating, fishing, water sports, swimming, campfires, & family meals there is no better place then here to gather and make your family memories.

Built in 2004

Essential Information

MLS® #	A2129138
Price	\$1,850,000
Sold Price	\$1,820,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,932
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	204 Jarvis Bay Drive
Subdivision	NONE
City	Jarvis Bay
County	Red Deer County
Province	Alberta
Postal Code	T4S 1R8

Amenities

Parking Spaces	6
----------------	---

Parking	Double Garage Attached, Garage Door Opener, Heated Garage
Is Waterfront	Yes
Waterfront	Beach Front, Lake Access, Lake Front, Waterfront

Interior

Interior Features	Built-in Features, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Basement	None

Exterior

Exterior Features	Outdoor Shower
Lot Description	Environmental Reserve, Lawn, Landscaped, Views, Waterfront
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	May 4th, 2024
Date Sold	May 8th, 2024
Days on Market	2
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.