

\$444,900 - 3 Concord Rise, Sylvan Lake

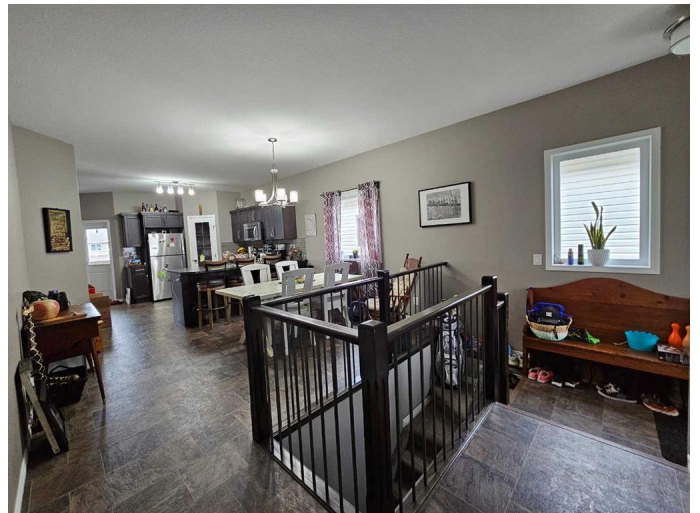
MLS® #A2130046

\$444,900

5 Bedroom, 3.00 Bathroom, 1,291 sqft
Residential on 0.10 Acres

Crestview, Sylvan Lake, Alberta

Welcome to your next investment opportunity! This stunning Legally Suited 2015 Bungalow Home in Crestview offers convenience & privacy. This WALKOUT BUNGALOW features and OPEN CONCEPT, 3 bedrooms and 2 bathrooms including a master suite with walk-in closet and full 4 pc ensuite on the main level. Showcasing a chef's kitchen with stainless steel appliances, tiled backsplash, custom cabinets, and an eat-up bar, all flowing seamlessly into the dining and living areas. The fully legal basement suite offers 2 bedrooms, a full bathroom, and a modern kitchen with stainless steel appliances and dark cabinets. With separate entrances, laundry facilities, and utility meters, this property provides flexibility for tenants and owners alike. Enjoy comfort and efficiency with in-floor heating, an HRV system, and a fully finished yard with a large deck. Currently rented for investment purposes, this duplex presents a fantastic opportunity for income generation or mortgage assistance, all in a prime location close to amenities & parks. Tenant upstairs is in a lease till end of March 2025 and downstairs tenant is moving out end of May 2024. This is an investment gem you don't want to miss!



Built in 2015

Essential Information

MLS® # A2130046

Price	\$444,900
Sold Price	\$438,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,291
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3 Concord Rise
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1M9

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Lawn, Standard Shaped Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed May 7th, 2024
Date Sold May 25th, 2024
Days on Market 18
Zoning R5
HOA Fees 0.00

Listing Details

Listing Office KIC Realty

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