

\$539,900 - 35 Bardwell Way, Sylvan Lake

MLS® #A2133230

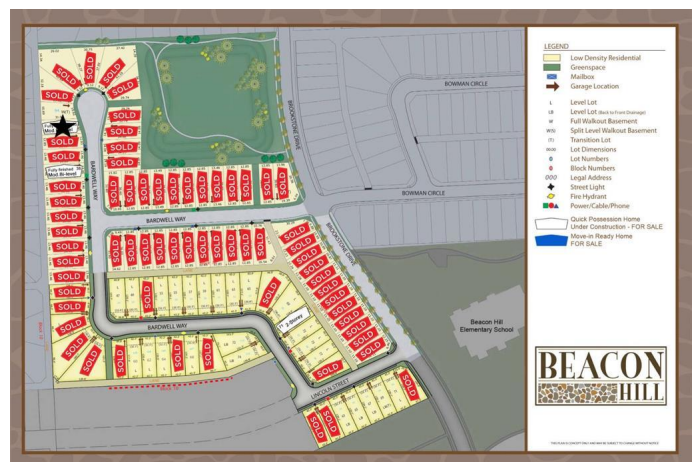
\$539,900

4 Bedroom, 3.00 Bathroom, 1,459 sqft
Residential on 0.11 Acres

Beacon Hill, Sylvan Lake, Alberta

FULLY FINISHED WALKOUT | BRAND NEW CONSTRUCTION | OCTOBER POSSESSION

- Situated in sought after Beacon Hill and only steps away from parks, playgrounds and schools, this walk-out modified bi-level could be your family's next home! The Brixton is a best selling 1459 sq ft plan with many features you're sure to love such as a large front foyer with soaring ceilings, vinyl plank flooring, 9' ceilings on the main floor, and large windows to fill this home with natural light. The spacious kitchen offers raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a walk in pantry. The adjacent eating area opens up to the back deck and yard through sliding garden doors, and the huge living room will easily accommodate gatherings with friends and family. Down the hall is a huge bedroom, 4 pce main bathroom, and convenient main floor laundry. The master bedroom above the garage is a private oasis to unwind in, offering a spacious walk in closet and 4 pce ensuite with linen storage. Heading downstairs to the fully finished walkout basement you'll find a massive family room that is great for movie nights, or could be the perfect play space for your kids. Two more bedrooms and a 4 pce bathroom finish off the development. Allowances can be provided for blinds, landscaping, and a washer and dryer through the builders suppliers to make this a completely move-in ready package. Poured concrete front driveway, front sod, and rear



topsoil are included in the price and will be completed as weather permits. GST is already included in the purchase price, and 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of mid to late October 2024. Photos and renderings are examples from a similar home built previously and do not necessarily reflect the finishes and colours used in this home.

Built in 2024

Essential Information

MLS® #	A2133230
Price	\$539,900
Sold Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,459
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	35 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off

Street

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

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

Additional Information

Date Listed	May 17th, 2024
Date Sold	September 26th, 2024
Days on Market	132
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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