

\$569,900 - 11 Harbour Town Crescent, Sylvan Lake

MLS® #A2141583

\$569,900

4 Bedroom, 2.00 Bathroom, 1,274 sqft

Residential on 0.10 Acres

Downtown, Sylvan Lake, Alberta

LAKE FRONT WITH UNOBSTRUCTED VIEWS AND A DOCK ~ 4 BEDROOM, 2 BATH 2-STOREY TOWNHOME ~ LOCATED IN HARBOUR TOWN JUST STEPS TO THE MARINA AND THE PUBLIC BEACH ~ Pride of ownership is evident in this well cared for home ~ Stucco exterior and an extra long driveway that leads to a covered carport welcomes you and leads to the foyer ~ Open concept main floor layout complemented by an abundance of windows offering natural light and gorgeous views of Sylvan Lake ~ The living room features a cozy gas fireplace with stacked stone details ~ The kitchen offers a functional layout with plenty of white cabinets, ample granite counter space, full tile backsplash, upgraded stainless steel appliances and a window above the sink ~ The dining room offers garden door access to the covered deck and backyard ~ Front load laundry pair is conveniently located just off the kitchen ~ Main floor bedroom is located next to a 3 piece bathroom ~ The upper level landing has vaulted ceilings and more large windows creating a feeling of spaciousness ~ The primary bedroom has vaulted ceilings, a cozy fireplace, large windows with amazing views plus a garden door leading to the upper level balcony overlooking the backyard and the lake ~ 2 additional bedrooms and a bathroom with an oversized vanity and a corner jetted tub complete the upper level ~ Other great features include; Central air conditioning, water softener, deck will be upgraded this year



(\$15,000 value) ~ the backyard is landscaped and leads to the water front where you will find a dock that has more great views of the water and downtown/Lakeshore Drive ~ Excellent location; next to the marina, walking distance to excellent shopping and dining, public beach, pier and all the awesome year round activities Sylvan has to offer ~ Immediate possession available!

Built in 1997

Essential Information

MLS® #	A2141583
Price	\$569,900
Sold Price	\$561,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,274
Acres	0.10
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	11 Harbour Town Crescent
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y1

Amenities

Amenities	Beach Access, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4

Parking	Additional Parking, Carport, Concrete Driveway, Oversized
Is Waterfront	Yes
Waterfront	Lake Access, Waterfront

Interior

Interior Features	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Mantle, Master Bedroom, Stone
Has Basement	Yes
Basement	Crawl Space, See Remarks

Exterior

Exterior Features	Dock
Lot Description	Back Yard, Cul-De-Sac, Lake, Front Yard, No Neighbours Behind, Landscaped, Treed, Views, Waterfront
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 3rd, 2024
Days on Market	19
Zoning	LDC
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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