

\$345,000 - 44 Sylvan Drive, Sylvan Lake

MLS® #A2167127

\$345,000

5 Bedroom, 2.00 Bathroom, 1,099 sqft
Residential on 0.20 Acres

Lakeview Heights, Sylvan Lake, Alberta

Welcome to this spacious 5-bedroom home, a true handyman's special waiting for your personal touch. Situated on a generous lot with a 23'x23' detached garage, this property offers endless potential. The main floor features a 4-piece bathroom, and the primary bedroom includes a convenient 2-piece ensuite. In the basement, you'll find an additional bathroom, which is currently unfinished but comes with many of the necessary components ready for installation.

The main living area is centered around a cozy wood-burning fireplace, perfect for relaxing evenings. Downstairs, the large recreation or flex space provides room for entertainment or hobbies, along with two additional bedrooms, offering ample space for family or guests.

Step outside to enjoy the expansive backyard, which backs onto a serene green space with a park, providing both privacy and an ideal setting for outdoor activities. With a little TLC, this home has the potential to become the perfect family retreat.

Built in 1976

Essential Information

MLS® #	A2167127
Price	\$345,000
Sold Price	\$320,000



Bedrooms	5
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,099
Acres	0.20
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	44 Sylvan Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Wood Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 11th, 2024
Days on Market	22
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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