

\$399,900 - 38 Concord Rise, Sylvan Lake

MLS® #A2190897

\$399,900

3 Bedroom, 3.00 Bathroom, 1,414 sqft

Residential on 0.08 Acres

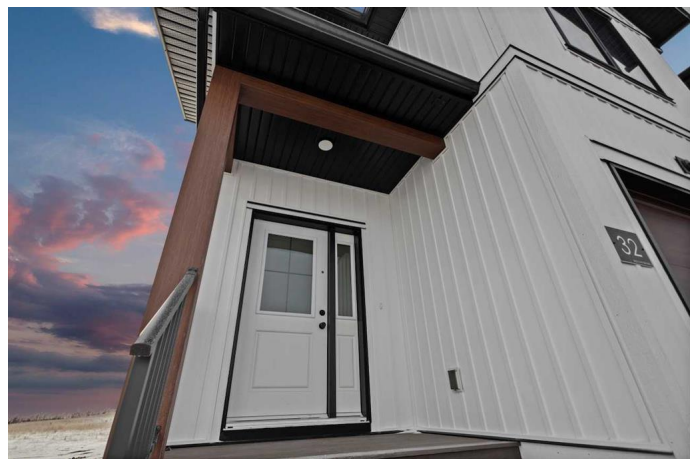
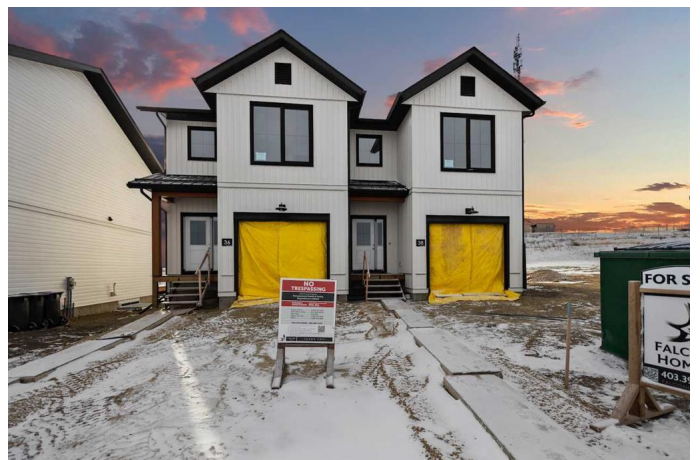
Crestview, Sylvan Lake, Alberta

This stunning brand-new semi-detached home combines modern design with the comfort of a family-friendly community. Just minutes from the lake, you'll have easy access to endless recreational opportunities, including water activities, parks, and scenic walking trails.

Step inside to a spacious foyer with a convenient 2-piece bath and direct access to the attached garage—now equipped with an electric vehicle charger for added convenience. The open-concept main floor features a beautifully designed kitchen with quartz countertops, a large island, and plenty of storage. The bright and airy dining area offers direct access to your south-facing deck, perfect for enjoying sunny afternoons. The living room is bathed in natural light, thanks to its expansive windows, and features durable, easy-to-maintain vinyl plank flooring throughout the main level.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a 3-piece ensuite and a walk-in closet. The upper-level laundry room adds convenience, while a 4-piece main bathroom completes this thoughtfully designed floor plan.

Enjoy a vibrant community with parks, playgrounds, a dry pond, and interconnected walking paths—all just steps from your door. Don't miss your chance to own this exceptional



home in an unbeatable location!

Built in 2025

Essential Information

MLS® #	A2190897
Price	\$399,900
Sold Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,414
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	38 Concord Rise
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0N6

Amenities

Parking Spaces	2
Parking	Off Street, Concrete Driveway, Garage Door Opener, On Street, Private Electric Vehicle Charging Station(s), Single Garage Attached

Interior

Interior Features	Breakfast Bar, High Ceilings, Vinyl Windows, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Low Maintenance Landscape, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

Additional Information

Date Listed	January 29th, 2025
Date Sold	March 7th, 2025
Days on Market	37
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.