

\$599,900 - 17 Lakeland Road, Sylvan Lake

MLS® #A2196106

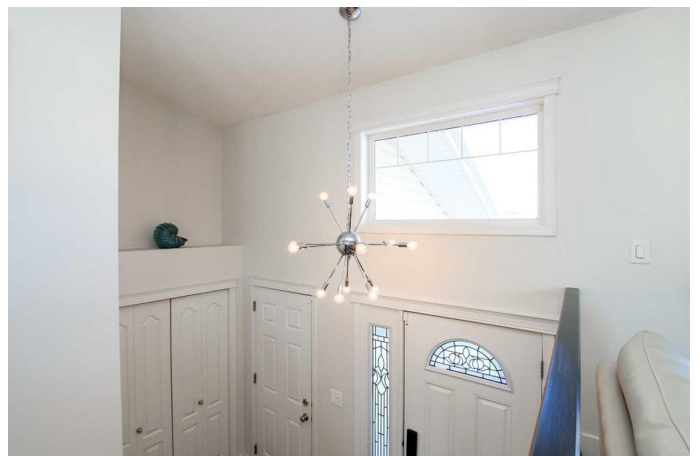
\$599,900

5 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Location, sun, stylish design and great features! Sun-filled, exquisitely updated 5-bedroom, 3-bathroom modified bi-level on a spacious corner lot with lots of elbow room in desirable Lakeway Landing. Large picture window in the living room looks down over an extensive walking trail, which you can step out your front door to enjoy every day. A large sun-filled foyer with soaring ceilings greets you. Open concept main floor with cathedral ceilings is flooded with natural light year-round and allows for unobstructed family life—cook supper, dine, entertain, chat with family and watch TV at the same time. The open space and light is perfect to enjoy summer days and to banish any winter blues. The whole house has a stylish color scheme in natural tones, with consistent quartz countertops, vinyl plank flooring and cool light fixtures throughout. The living room has a stylish feature wall with built-in shelving, while the dining room has more windows and a garden door leading to the massive south-facing deck and backyard. The kitchen boasts a huge unobstructed island and eating bar with white quartz countertops, white cupboards, full tile backsplash, a large walk-in pantry, upgraded black stainless steel appliances and kitchen window overlooking the backyard. Main-floor laundry with stacked front-load stainless steel washer and dryer adds an executive and convenient touch. The two main-floor bedrooms are both a generous size, and the 4-piece main-floor bathroom has an oversized vanity with quartz



countertops, beautiful tile floor and soaker tub with white tile surround. Head upstairs to the private oasis of the very large master bedroom, all on its own level, with large walk-in closet and gorgeous ensuite boasting oversized glass shower with white tile, quarter countertops and tile flooring. The master is large enough for a king-sized bed and multiple pieces of furniture, and looks down over the walking trail with water feature. The fully finished and sun-filled basement has large above-grade windows and features an L-shaped family room—perfect for separating the primary TV / entertainment area from an exercise / study / bar space. Basement has two additional bedrooms and a 4-piece bathroom with an oversized soaker tub and white tile, with quartz countertops and tile floors. Crawl space for storage. House also has Central vacuum and new shingles (2024). Large backyard is landscaped and fully fenced—add a swing gate and store your RV / boat in your backyard after parking it all summer along the side-street. Heated double attached garage is insulated and has built-in shelving. Pretty dog park just down the street is perfect for Fido—and you—to socialize with friendly neighbors. All furnishings and contents of house and garage are negotiable. Bring your suitcase and move-in to this clean, well-cared-for home.

Built in 2006

Essential Information

MLS® #	A2196106
Price	\$599,900
Sold Price	\$585,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,433

Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	17 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Heated Garage

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
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Date Sold	April 11th, 2025
Days on Market	37
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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