

\$2,200,000 - 9 Rustic Road, Norglenwold

MLS® #A2247198

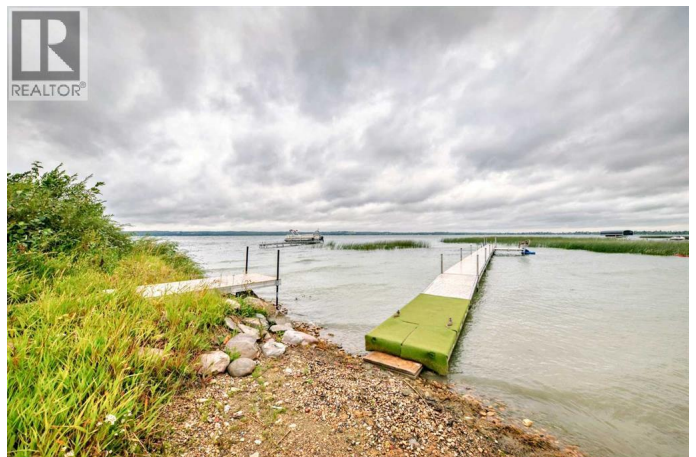
\$2,200,000

5 Bedroom, 3.00 Bathroom, 3,606 sqft

Single Family on 0.38 Acres

N/A, Norglenwold, Alberta

Lakefront living at its finest! This 2 owner home is on a large pie shaped lot with 62 ft of lake frontage in the beautiful SV of Norglenwold. It has unparalleled 180 degree stunning views of the lake with spectacular sunrises. The gentle slope to the water provides easy access for kids and the elderly, and also for all of your lake activities. Situated on a huge lot(62 x 195 x 107 x 195), there is plenty of room for entertaining, gardening, and your favorite outdoor games like volleyball, badminton and cornhole. This well built home features clay tile roof, brick driveway and patio, lakeview hot tub, upper floor laundry, bonus room and flex room above the garage, granite countertops, solid oak doors, and a huge primary bedroom with 2 walk-in closets. With 5 large bedrooms, there is plenty of room for family and friends to visit. Cozy up to the wood burning stove in the winter after you spend the day ice fishing, snowmobiling, or skating on the lake. The main floor plan offers a huge 2nd family room with the flexibility to offer a games room, music room, home office, and is awesome for Christmas or family gatherings! This property is on its own well with ample water. It is tied into the Town of Sylvan wastewater with the affordable cost of \$450/year! You will also find the taxes much less than in the town itself but this home offers walking and biking into the amenities of Sylvan Lake. The large heated garage is 39 ft wide and offers plenty of room inside for all your toys! (id:6289)



Built in 1989

Essential Information

Listing #	A2247198
Price	\$2,200,000
Bedrooms	5
Bathrooms	3.00
Square Footage	3,606
Acres	0.38
Year Built	1989
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9 Rustic Road
Subdivision	N/A
City	Norglenwold
Province	Alberta
Postal Code	T4S1S5

Amenities

Amenities	Golf Course, Schools, Shopping, Water Nearby
Utilities	Cable, Natural Gas, Telephone, Sewer, Water
Features	Wood windows, Level, Gas BBQ Hookup
Parking Spaces	6
Parking	Attached Garage, Garage, Heated Garage, Interlocked, Oversize, Parking Pad, RV
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Refrigerator, Cooktop - Electric, Range - Electric, Dishwasher, Stove, See remarks, Window Coverings, Garage door opener, Washer & Dryer, Cooktop - Induction
Heating	Natural gas, Wood Forced air, Hot Water, Wood Stove, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1

of Stories 2

Exterior

Exterior	Brick, Concrete, Vinyl siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX real estate central alberta



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