

# \$434,900 - 49 Sylvan Drive, Sylvan Lake

MLS® #A2249853

**\$434,900**

5 Bedroom, 3.00 Bathroom, 1,083 sqft  
Single Family on 0.15 Acres

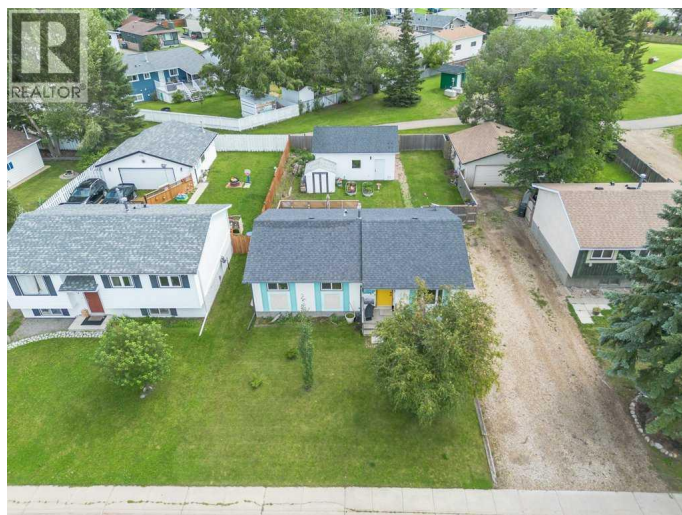
Lakeview Heights, Sylvan Lake, Alberta

This 5-bedroom, 2.5-bathroom bungalow offers recent renovations, a functional layout, and a private yard on a large lot. The main floor features 3 bedrooms, including a primary with 2-piece ensuite and garden doors to the deck, a 3-piece main bath, and an open-concept kitchen, dining, and living area with a kitchen island. A small washer is conveniently located in the kitchen. The separate basement entrance leads to a fully finished lower level with 2 bedrooms, a renovated 4-piece bathroom (2021), a wet bar, and a butler's pantry—ideal for entertaining or roommate use. Enjoy the outdoors in the fully fenced backyard (2021) with a deck, large back yard and a shed. The detached double garage has 220 wiring, plus there's RV parking with a 30-amp plug, a panel roughed in for a hot tub, and a gravel driveway along the side of the lot. Notable updates include: new furnace and hot water tank (2020), new eavestroughs (2019), upstairs shower (2020), and more. (id:6289)

Built in 1977

## Essential Information

Listing #	A2249853
Price	\$434,900
Bedrooms	5
Bathrooms	3.00
Half Baths	1



Square Footage	1,083
Acres	0.15
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	49 Sylvan Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
Province	Alberta
Postal Code	T4S1J6

### Amenities

Amenities	Park, Playground, Schools, Shopping, Water Nearby
Features	Other, No neighbours behind
Parking Spaces	2
Parking	Detached Garage, Gravel
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

### Exterior

Exterior	Stucco
Exterior Features	Garden Area, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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