

# \$724,900 - 180 Marina Bay Court, Sylvan Lake

MLS® #A2247824

**\$724,900**

3 Bedroom, 2.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to 180 Marina Bay Court—a rare opportunity to own a lakefront home for under \$800K! Nestled in the prestigious Marina Bay community of Sylvan Lake, this property offers a serene waterfront lifestyle just minutes from downtown shops, restaurants, and year-round attractions. Whether you're heading into town or enjoying the lake, everything is within reach. This 3-bedroom, 2-bathroom home is perfectly situated on the shoreline with breathtaking lake views from both the main and upper levels. The layout is spacious, sun-filled, and designed for comfort—with vaulted ceilings, large windows, and seamless flow between indoor and outdoor spaces. Lovingly maintained and ready to enjoy, the home also provides a great opportunity to incorporate your own modern touches over time. Triple-pane windows help keep the home cool in the summer and cozy in the winter, while a newer on-demand hot water tank ensures reliable, energy-efficient hot water for years to come. Step outside to your private backyard oasis where you™ll find green space, mature trees, and a tranquil setting perfect for morning coffee or evening fires by the lake. Located on a quiet cul-de-sac, Marina Bay is a close-knit community known for its private marina, seasonal events, and relaxed, coastal vibe. Whether you're seeking a year-round home or the ultimate lakefront getaway, this is waterfront living at an exceptional value.

Built in 1990



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2247824    |
| Price          | \$724,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,641       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 180 Marina Bay Court |
| Subdivision | Marina Bay           |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1E9              |

## Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Beach Access, Boating, Clubhouse, Playground |
| Parking Spaces | 2                                            |
| Parking        | Single Garage Attached                       |
| # of Garages   | 2                                            |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, French Door, Laminate Counters, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer                                                  |
| Heating           | Forced Air, Natural Gas                                                                                              |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |
| Fireplaces        | Gas, Living Room                                                                                                     |
| Has Basement      | Yes                                                                                                                  |
| Basement          | None, Crawl Space                                                                                                    |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Awning(s), Fire Pit                                 |
| Lot Description   | Back Yard, Beach, Cul-De-Sac, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Siding                                         |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 4                 |
| Zoning         | RMB               |
| HOA Fees       | 2953              |
| HOA Fees Freq. | ANN               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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