

# \$380,000 - 112 Crestview Boulevard, Sylvan Lake

MLS® #A2248479

**\$380,000**

3 Bedroom, 3.00 Bathroom, 1,257 sqft

Residential on 0.05 Acres

Crestview, Sylvan Lake, Alberta

Stylish and move in ready, this 2023 built 3 bed, 2.5 bath townhouse offers modern living close to the golf course, parks, extensive Sylvan Lake walking pathway system and shopping. The open main floor features vinyl plank flooring and large west facing windows that fill the living room with natural light. The modern kitchen offers stainless steel appliances, quartz countertops and a functional island - ideal for cooking and entertaining. A spacious dining area offers direct access to your deck and fully fenced backyard. A convenient 2pc bathroom with main floor laundry complete this level. Upstairs you'll find a private primary suite with a 3pc ensuite featuring a tiled shower with sliding glass door. Two additional bedrooms and a 4pc bathroom provide plenty of room for family or guests. The undeveloped basement is ready for your personal touch!

Built in 2023

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248479  |
| Price          | \$380,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,257     |
| Acres          | 0.05      |



|            |               |
|------------|---------------|
| Year Built | 2023          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 112 Crestview Boulevard |
| Subdivision | Crestview               |
| City        | Sylvan Lake             |
| County      | Red Deer County         |
| Province    | Alberta                 |
| Postal Code | T4S 0V8                 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Laminate Counters              |
| Appliances        | Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                        |
| Cooling           | None                                                              |
| Has Basement      | Yes                                                               |
| Basement          | Full, Unfinished                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 3                 |
| Zoning         | R3                |

### Listing Details

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