

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

MLS® #A2249853

**\$434,900**

5 Bedroom, 3.00 Bathroom, 1,083 sqft  
Residential 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.

Built in 1977

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2249853  |
| Price  | \$434,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,083       |
| Acres          | 0.15        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 49 Sylvan Drive  |
| Subdivision | Lakeview Heights |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 1J6          |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                            |
| Parking        | Double Garage Detached, Garage Door Opener, 220 Volt Wiring, Gravel Driveway |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance                                                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Portable Dishwasher |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, RV Hookup                              |
| Lot Description   | Back Yard, Garden, Lawn, No Neighbours Behind, Private, Lake |
| Roof              | Asphalt Shingle                                              |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 30                |
| Zoning         | R1                |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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