

\$619,900 - 17 Lakeland Road, Sylvan Lake

MLS® #A2196106

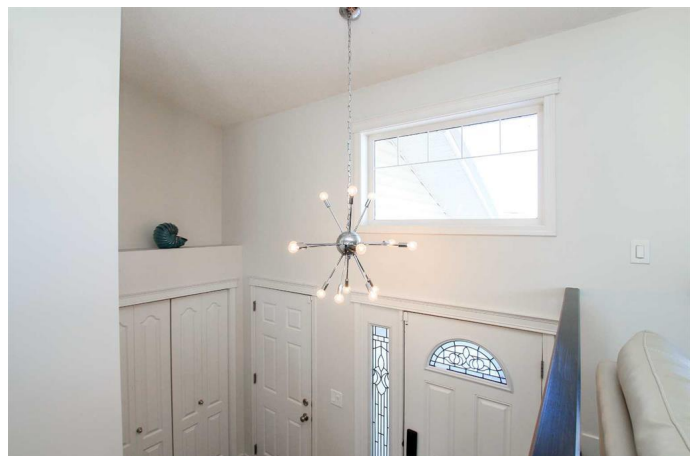
\$619,900

5 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

RENOVATED MODIFIED BI-LEVEL LOADED WITH UPGRADES ~ 5 BEDROOMS, 3 BATHROOMS ~ HEATED DOUBLE ATTACHED GARAGE ~ PRIDE OF OWNERSHIP IS EVIDENT ~ A large sun filled foyer with high ceilings welcomes you ~ Open concept main floor layout is complemented by vinyl plank flooring and soaring vaulted ceilings that create a feeling of spaciousness ~ The living room has a feature wall with built in shelving and a large picture window that overlooks the front yard and walking trail that allows for plenty of natural light ~ More large windows in the dining room plus garden door access to the massive south facing deck and backyard ~ The kitchen is well equipped with plenty of cabinets plus a large walk in pantry, endless quartz countertops including an unobstructed island with an eating bar, full tile backsplash, window above the sink overlooking the backyard, and upgraded black stainless steel appliances ~ 2 main floor bedrooms are both a generous size and have ample closet space ~ 4 piece main bathroom has an oversized vanity with stone counters and a soaker tub with a tile surround ~ Conveniently located main floor laundry has newer front load laundry pair ~ The private primary oasis is located on it's own level and can easily accommodate a king size bed plus multiple pieces of furniture and has a large walk in closet with built in organizers ~ The primary ensuite has beautiful tile flooring, a walk in shower, built in shelving and a stone



topped vanity ~ The fully finished basement has large above grade windows that fill the space with natural light and features a large L-shaped family room with tons of space, 2 bedrooms, a 4 piece bathroom with a tile tub surround and stone countertops, and a crawl space for storage ~ Other great features in this well cared for home include; Central vacuum, new shingles (2024), quartz counters throughout, south facing backyard, large corner lot, steps to an off leash dog park, located across from a walking trail that connects to an extensive trail system ~ The sunny south facing backyard is landscaped, fully fenced, has back alley and side street access (corner lot, could accommodate a swing gate for RV/Boat parking) ~ Heated double attached garage is insulated and has built in shelving ~ Situated on a spacious corner lot in the sought after community of Lakeway Landing, this home offers direct access to a scenic walking trail, is within close proximity to parks(including off leash dog park), schools, playgrounds, and a variety of local amenities, with friendly, welcoming neighbours. Furnishings are negotiable.

Built in 2006

Essential Information

MLS® #	A2196106
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,433
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status	Active
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Community Information

Address	17 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Attached, Alley Access, Heated Garage
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garage Control(s), See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R1

Listing Details

Listing Office	Lime Green Realty Inc.
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