$674,900 - 18 Lakeland Road, Sylvan Lake

MLS® #A2208564

$674,900
3 Bedroom, 4.00 Bathroom, 2,250 sqft
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Nestled in a serene neighborhood, in the most beautiful location, backing a greenspace and pond and trails, this stunning 3 bedroom home is more than just a place to live; it's a lifestyle waiting to be embraced. Imagine waking up each morning in a spacious primary suite, where sunlight dances through the windows, illuminating your personal retreat and if that isn't enough sunlight, move into the primary suite's own private sunroom. Also a 5pc ensuite bathroom with an oversized luxurious air jet tub with electronic control system to elevate your comfort. 2 additional bedrooms, 4pc bath with a natural skylight and large family room complete this upper level. The heart of the home, the main floor expansive living space, welcomes you from the large foyer seamlessly flowing into a gourmet kitchen equipped with modern black stainless steel appliances and ample counter space, along with sit up eating island, open to dining and living areas, so it's perfect for entertaining guests or catching up with family. Elegant living space with gas fireplace and front office/library filled with natural light, main floor laundry and 2pc bath complete this level. Head down to the walkout basement, here you will find a large family room, great sized games area all ready set up with the pool table (included), 4pc bath and a flex room with many options for use. Step out the door to the closed in sun room that overlooks the parklike backyard setting, this room is wired for a hot tub. Open the windows and take in the fresh

breeze or keep them closed and stay cozy and warm. This home is air conditioned, has infloor heat and RO system. Fenced and landscaped yard, 3 car garage with included shelving for all your things. Recently painted in most areas of the home. This home is not just a property, it's a canvas for your family's memories.

Built in 2006

Essential Information

MLS® #	A2208564
Price	$674,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A3

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2025
Days on Market	208
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta

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