

# \$565,000 - 1 Laurel Road, Sylvan Lake

MLS® #A2248674

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,395 sqft

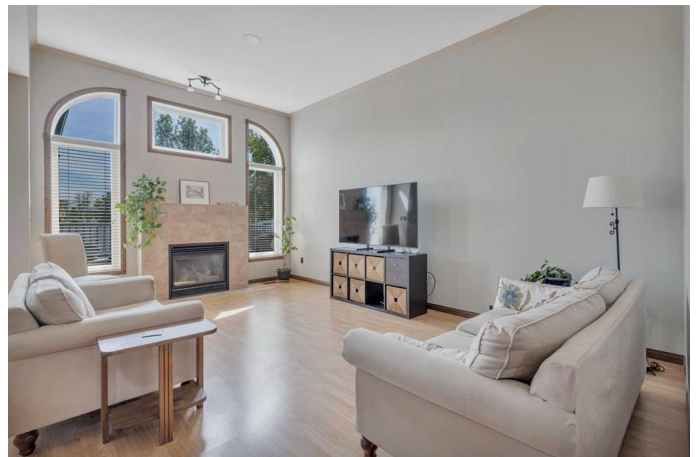
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Visit REALTOR® website for additional information. Discover this beautifully designed bungalow featuring a heated attached garage, A/C, a large backyard with vinyl fence, a partially covered 2-tier deck, plus backs onto a green space in Sylvan Lake. Step inside to an open-concept layout with a spacious living room boasting 11'™ ceilings, a gas fireplace, and stunning cathedral-style windows that fill the space with natural light. The kitchen features upgraded appliances, an island with a raised breakfast bar, a pantry, and ample cupboard and counter space to meet all your needs. The adjoining dining area opens through garden doors with built-in blinds to a partially covered, two-tiered deck™complete with a gas BBQ hookup, perfect for outdoor entertaining. Retreat to the primary bedroom offering a luxurious 4 pc ensuite with a large oval corner tub and separate shower, plus a generous walk-in closet. You'll also appreciate the 2nd bedroom and convenience of main-floor laundry. The fully developed basement includes a bright rec room, a wet bar, a family room, and 2 additional bedrooms. A pre-wired sound system is installed in every room for your enjoyment. Very quiet and safe, located in a 30 km/hr zone next to a park, seasonal skating rink, & walking path!

Built in 2006

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2248674    |
| Price          | \$565,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,395       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1 Laurel Road   |
| Subdivision | Lakeway Landing |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2P5         |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 4                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                                                        |
| Heating           | Forced Air                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                                                      |

## Exterior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                                                                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Wedge Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                                                                                        |
| Construction      | Concrete, Stone, Vinyl Siding                                                                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 72                |
| Zoning         | R1                |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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