

# \$419,900 - 56 Lakeview Crescent, Sylvan Lake

MLS® #A2252534

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.17 Acres

Lakeview Heights, Sylvan Lake, Alberta

This well-maintained detached home in Lakeview Heights offers over 1,400 square feet of comfortable living space and a layout designed for functionality and flow. With three large bedrooms, including a spacious primary suite featuring a rare 3-piece ensuite, this home delivers space and comfort not often found in homes of this era. The main floor boasts a large living room with a wood-burning fireplace, creating a cozy, welcoming vibe, while the adjacent dining room offers ample space for gatherings and flows nicely into the kitchen. Practical features include a single attached garage and a wide driveway with plenty of additional parking space. But what truly sets this home apart is the incredible backyard: situated on an oversized west-facing lot, it features a brand new two-tiered deck, mature trees, perennials, and open westward views – ideal for summer evenings and entertaining guests. Located in Lakeview Heights, this home offers great value with its blend of indoor space, outdoor potential, and unique features like the ensuite and fireplace. Whether you're a first-time buyer, downsizing, or simply looking for more space inside and out, this property checks all the right boxes.

Built in 1978

## Essential Information

MLS® #                   A2252534

Price                     \$419,900



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,458       |
| Acres          | 0.17        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 56 Lakeview Crescent |
| Subdivision | Lakeview Heights     |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1J7              |

### Amenities

|                |                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                                                            |
| Parking        | Additional Parking, Concrete Driveway, Driveway, RV Access/Parking, Single Garage Attached, Oversized, Paved |
| # of Garages   | 1                                                                                                            |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | No Smoking Home           |
| Appliances        | See Remarks               |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None                      |
| Fireplace         | Yes                       |
| # of Fireplaces   | 1                         |
| Fireplaces        | Living Room, Wood Burning |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Gentle Sloping |
| Roof            | Asphalt Shingle                                 |
| Construction    | Stucco, Vinyl Siding                            |
| Foundation      | Poured Concrete                                 |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 10                |
| Zoning         | R1                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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