

\$387,000 - 1 Westin Place, Sylvan Lake

MLS® #A2253280

\$387,000

3 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.10 Acres

Willow Springs, Sylvan Lake, Alberta

Welcome to this well-kept 1/2 duplex located on a quiet close by a walking path in the town of Sylvan Lake. Perfect for adult living (45+), this home offers an inviting open floor plan filled with natural light. The spacious living room features a cozy gas fireplace and flows seamlessly into the dining area and kitchen, where you'll enjoy ample cabinetry, a pantry, and quartz countertops. The large primary bedroom offers plenty of comfort, while the 4-piece main bathroom, generous second bedroom, and convenient main floor laundry complete the main level. The basement is partially finished with framing, drywall, and a completed 3-piece bathroom—plus tile for the ceiling is included. Recent upgrades include a new hot water tank, new shingles, and air conditioning (2021). Additional features include a single-car attached garage, a covered deck, a fully fenced backyard, and a handy storage shed. With no condo fees and only a \$100 yearly association charge, you'll appreciate the affordability and convenience of ownership here. Living in Sylvan Lake means you're just minutes from the water for boating, swimming, and year-round recreation, as well as golf courses, shops, restaurants, and all the amenities of this vibrant lakeside community.

Built in 2000

Essential Information



MLS® #	A2253280
Price	\$387,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1 Westin Place
Subdivision	Willow Springs
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2G9

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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