

# \$549,900 - 15 Lakeland Road, Sylvan Lake

MLS® #A2235631

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,479 sqft

Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Welcome to your dream home! Nestled in the sought-after Lakeway Landing community, this spacious 4-bedroom + office bungalow perfectly blends comfort, style, and convenience. With walking trails right outside your front door, the whole family will enjoy the green spaces and parks just a stroll away. Quick access to daycares, dining, Gulls games, golf, and more – this location truly has it all. Inside, you'll find a thoughtfully designed open floor plan, ideal for both everyday living and entertaining. Highlights include: Attached double garage, A/C, Granite countertops & stainless steel appliances, ceiling speakers ready for your audio equipment, Reverse osmosis system & water softener, 9ft basement ceiling with heated basement floors, Central vac, & Wet Bar. Enjoy warm summer evenings on your sunny, south-facing vinyl deck, or gather with friends around the backyard firepit. Close to the lake, yet tucked away from the hustle and bustle, this home offers a fantastic layout and prime location that merges an active outdoor lifestyle with all the comforts you want in a home!



Built in 2006

## Essential Information

MLS® #                    A2235631

Price                     \$549,900

Bedrooms              4

Bathrooms	3.00
Full Baths	3
Square Footage	1,479
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	15 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A2

### **Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Bar, Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Skylight(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Level,

	Gazebo
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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