

# \$364,900 - 55 Crestview Boulevard, Sylvan Lake

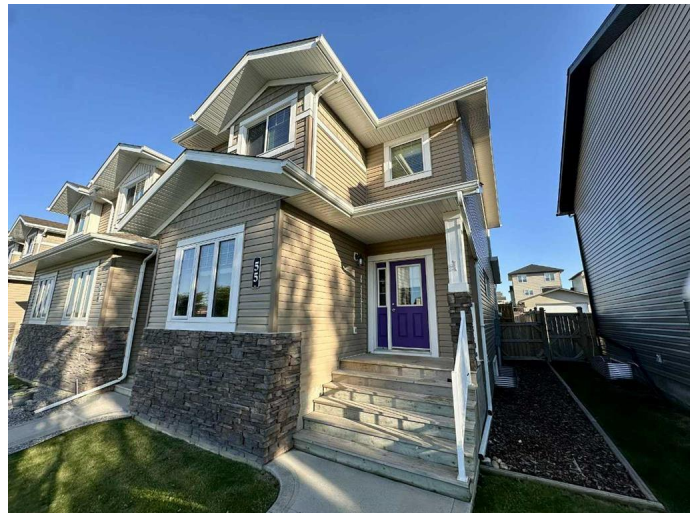
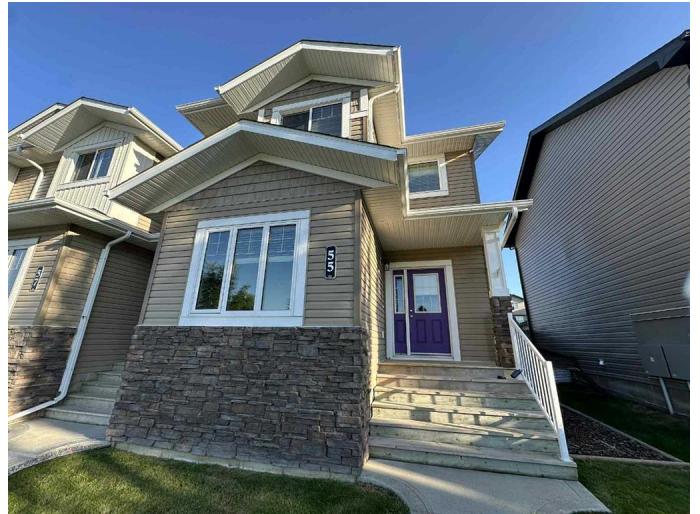
MLS® #A2240519

**\$364,900**

4 Bedroom, 3.00 Bathroom, 1,280 sqft  
Residential on 0.77 Acres

Crestview, Sylvan Lake, Alberta

Welcome to this stylish and spacious executive townhouse in desirable Crestview, ideally situated across from a serene green space and close to walking trails and parks. As an end unit, it's flooded with natural light thanks to additional windows that create a bright and airy atmosphere throughout. Step into an impressive tiled foyer that sets the tone for the rest of the home. Just off the entrance, a versatile front flex room awaits—perfect as a home office, guest room, kids' play area, or hobby space. The inviting living room radiates warmth and charm, ideal for both quiet evenings and entertaining guests. The functionally designed kitchen offers style and efficiency, making meal prep a breeze for the busy homeowner who enjoys cooking but values time and flow. Upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite featuring a walk-in closet and a private ensuite bath. A full 4-piece bathroom serves the additional bedrooms, providing comfort and convenience for the whole family. Need more room? The full undeveloped basement is a blank canvas ready for your creative ideas—family room, gym, home theatre, or more. Outside, enjoy the benefits of a larger fenced lot with an oversized deck, extra parking pad, and space to gather around an evening fire—perfect for roasting marshmallows and making memories. Whether you're a first-time buyer, professional, or looking to downsize without compromise, this home offers comfort, functionality, and



lifestyle. The only question left is "will it be yours? (owner is a licensed realtor in the province of AB) \*\* NO CONDO FEES\*\*

Built in 2015

### Essential Information

MLS® #	A2240519
Price	\$364,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,280
Acres	0.77
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	55 Crestview Boulevard
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0L6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	1
Zoning	R3

### **Listing Details**

Listing Office	Red Key Realty & Property Management
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