

\$504,900 - 3 Lyon Crescent, Sylvan Lake

MLS® #A2211869

\$504,900

5 Bedroom, 3.00 Bathroom, 1,264 sqft
Residential on 0.16 Acres

Lakeway Landing, Sylvan Lake, Alberta

Welcome to this beautiful modified bi-level, perfectly nestled in Sylvan Lake's desirable Lakeway Landing—where space, warmth, and family-focused design come together. From the moment you enter the welcoming front foyer, you'll feel the thoughtful layout that sets this home apart. Vaulted ceilings define the open-concept main floor, where the kitchen is both stylish and practical. Featuring a central island with breakfast bar, it's the perfect spot for a quick breakfast on the go, for kids to do homework, or chat while dinner simmers. With stainless steel appliances, a walk-in pantry, pot-and-pan drawers, and good prep space, it's a kitchen that truly works for busy households. The dining area leads out to a two-tiered deck—your go-to for summer grilling, outdoor dining, and relaxed evening get-togethers with friends. The cozy living room centers around a beautiful gas fireplace wall, complete with built-in shelving for your favorite books, décor, or kid-friendly storage. Two main floor bedrooms offer flexibility—ideal for kids bedrooms, or a bright, private office space. Upstairs, the spacious primary suite feels like a retreat, with a walk-in closet and a full 4-piece ensuite for added privacy. For movie night marathons, the fully finished basement expands your living space with a family room that's perfect for just that, or a dedicated play zone for the kids or teenagers gaming. Two additional large bedrooms and a full bathroom make it ideal for growing families or



visiting guests. You'll love the added comforts—central air conditioning to keep summer days cool, a heated garage for cold winter mornings, and roughed-in in-floor heat in the basement. Outside, the oversized backyard offers room for kids to play, a parking pad for your recreational toys, and even space to add a potential detached garage in the future. This is a home that checks all the boxes—space, comfort, warmth, and value—all in a family-friendly neighborhood you™ll be proud to call home.

Built in 2006

Essential Information

MLS® #	A2211869
Price	\$504,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	3 Lyon Crescent
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M6

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad

of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Feature

Appliances Dishwasher, Microwave Hood

Heating Fireplace(s), Forced Air, In Floor

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2025

Days on Market 15

Zoning R1

Listing Details

Listing Office Royal LePage Network Realty Corp.

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