

# \$269,000 - 51 Westview Drive, Sylvan Lake

MLS® #A2216135

## \$269,000

3 Bedroom, 2.00 Bathroom, 655 sqft

Residential on 0.10 Acres

Lakeview Heights, Sylvan Lake, Alberta

Welcome to this well maintained half duplex located on a fantastic corner lot in the vibrant community of Sylvan Lake. This home offers the perfect balance of space, convenience and outdoor freedom - ideal for families, first-time home buyers, or investors. Enjoy the ease of walking distance to schools, parks and the lake. Inside the functional layout of the main floor includes a spacious living room and a modern kitchen with ample cabinets and dining area, a massive pantry and a half bath with laundry. The lower level was thoughtfully designed for younger families with all three bedrooms on one level. Each has large above grade window allowing plenty of natural sunlight. Stepping outside, the massive backyard offers plenty of room for kids, pets and summer BBQ's. There is even plenty of room to build a future garage. There is ample off-street parking, including space for your RV or Boat. You will find plenty of value in the home with the recent upgrades, including new siding and shingles (2022), new furnace (2023) and new appliances (2021). This rare find in Sylvan Lake is move-in ready, Welcome Home!

Built in 1977

## Essential Information

MLS® # A2216135

Price \$269,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	655
Acres	0.10
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	51 Westview Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J1

### Amenities

Parking Spaces	3
Parking	Off Street, RV Access/Parking

### Interior

Interior Features	Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

### Additional Information

Date Listed	May 1st, 2025
Days on Market	11
Zoning	R2

## **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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