

\$434,900 - 49 Sylvan Drive, Sylvan Lake

MLS® #A2249853

\$434,900

5 Bedroom, 3.00 Bathroom, 1,083 sqft
Residential on 0.15 Acres

Lakeview Heights, Sylvan Lake, Alberta

This 5-bedroom, 2.5-bathroom bungalow offers recent renovations, a functional layout, and a private yard on a large lot. The main floor features 3 bedrooms, including a primary with 2-piece ensuite and garden doors to the deck, a 3-piece main bath, and an open-concept kitchen, dining, and living area with a kitchen island. A small washer is conveniently located in the kitchen.

The separate basement entrance leads to a fully finished lower level with 2 bedrooms, a renovated 4-piece bathroom (2021), a wet bar, and a butler's pantry—ideal for entertaining or roommate use.

Enjoy the outdoors in the fully fenced backyard (2021) with a deck, large back yard and a shed. The detached double garage has 220 wiring, plus there's RV parking with a 30-amp plug, a panel roughed in for a hot tub, and a gravel driveway along the side of the lot.

Notable updates include: new furnace and hot water tank (2020), new eavestroughs (2019), upstairs shower (2020), and more.

Built in 1977

Essential Information

MLS® #	A2249853
Price	\$434,900



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,083
Acres	0.15
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	49 Sylvan Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J6

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Driveway
# of Garages	2

Interior

Interior Features	Kitchen Island, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Portable Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard, RV Hookup
Lot Description	Back Yard, Garden, Lake, Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	6
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.