

\$537,900 - 73 Bardwell Way, Sylvan Lake

MLS® #A2266344

\$537,900

3 Bedroom, 3.00 Bathroom, 1,707 sqft
Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

Be the first owner of this brand new Laebon Home situated in the sought after neighbourhood of Beacon Hill, just steps from multiple parks, green spaces, and Beacon Hill Elementary! This stylish Paxton two storey floor plan offers 1707 square feet above grade, a wide open living space, large windows, 2nd floor laundry, and a large bonus room! The main floor features vinyl plank flooring throughout, and a beautiful kitchen offering two toned raised cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The adjacent eating area has sliding patio doors that lead out to the deck. Head upstairs to find two nicely sized kids/spare rooms that share a large 4 pce bath, and a large master bedroom with its own private 4 pce ensuite and huge walk in closet. Laundry is conveniently located near the bedrooms, and the large and bright bonus room gives you additional living space to enjoy. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the walkout basement development for you, and allowances for blinds and a washer & dryer can also be included to make this a fully move in ready home. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be completed as weather permits. GST is already included in the purchase price. Live worry free thanks to a full 1 year builder warranty and 10 year Alberta New Home Warranty. Taxes have



yet to be assessed. This home is currently under construction and has an estimated completion date of mid February 2026. Photos and renderings are examples of a previous home built with the same floor plan, finishes and colours will not be identical to photos.

Built in 2026

Essential Information

MLS® #	A2266344
Price	\$537,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.12
Year Built	2026
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	73 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V4

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	4
Zoning	R1A

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.