

# \$234,900 - 64 Westview Drive, Sylvan Lake

MLS® #A2205586

## \$234,900

3 Bedroom, 1.00 Bathroom, 627 sqft  
Residential on 0.10 Acres

Lakeview Heights, Sylvan Lake, Alberta

Here is an opportunity for a buyer or investor who isn't afraid to address some of the cosmetics in this property. Three bedroom One bath bi level with over 4000 sq/ft of lot space. Main level features living room, Laundry and storage room, leading to the kitchen and dining area, and a walkout to the west facing deck and large backyard. In the basement 3 fair sized rooms and a 4 piece bathroom complete the living arrangements. While the property needs some work, key big ticket items that have been addressed include: Furnace (8 years old), windows have been replaced (last 3-5 years) and the shingles were replaced (2024), this can make a great first time buyers property or investment without the hassles of a HOA or prohibitive condo fees. Within walking distance of Ecole Mother Theresa and Beacon Heights Elementary, not to mention just a few minutes away from the Lake.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2205586  |
| Price          | \$234,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 627       |
| Acres          | 0.10      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 64 Westview Drive |
| Subdivision | Lakeview Heights  |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S1H7            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                              |
|-------------------|----------------------------------------------|
| Interior Features | See Remarks                                  |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Oven |
| Heating           | Forced Air, Natural Gas                      |
| Cooling           | None                                         |
| Has Basement      | Yes                                          |
| Basement          | Finished, Full                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Metal Siding    |
| Foundation        | Wood            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 38               |
| Zoning         | R2               |

### Listing Details

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