

\$329,900 - 5 Parkland Drive, Sylvan Lake

MLS® #A2224706

\$329,900

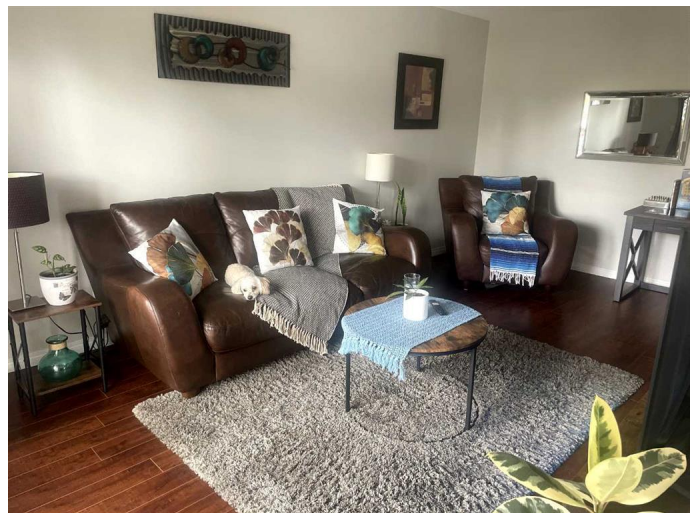
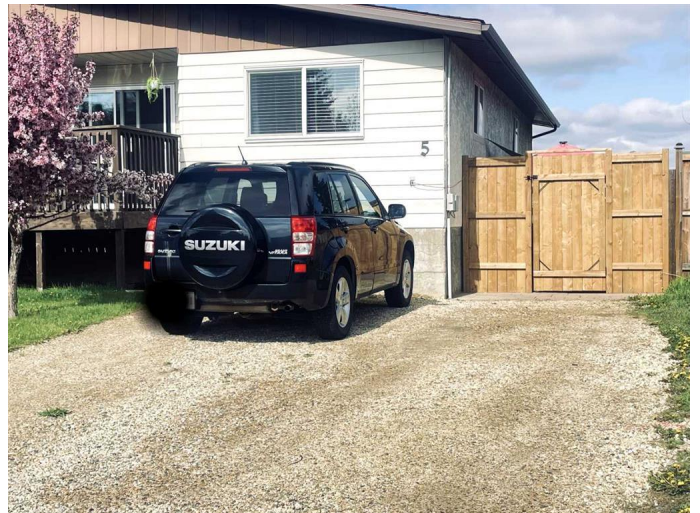
5 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.09 Acres

Lakeview Heights, Sylvan Lake, Alberta

Cozy Sylvan Lake 1/2 Duplex no condo fees! Sylvan Lake isn't just a recreational town, It's also a town of approximately 16,000 people living year round and living a high quality of life in an affordable town full of every amenity. The lake sees a million tourists every year as it's the place to go in central Alberta for vacations and getaways. Sylvan Lake is a large, clean spring fed lake that has a gorgeous stretch of sandy beaches and warm waters; it offers tons of water activities all year round including fantastic fishing, and some great restaurants along the romantic lakeshore drive walkway. The town has a couple of big box stores, several grocery stores and all your familiar franchises, and only 20 minutes to Red Deer for whatever you're missing.

This 1/2 duplex, fully fenced backyard, is clean with many expensive upgrades over the last couple years including windows, roof, plumbing, electrical, hot water tank, new kitchen on the main floor. Serviced with high speed internet currently 1.5 gbps. It's a quiet and safe neighborhood with many children and families. There's a park right across the street and stores and a coffee shop within walking distance as well as a high school and elementary schools. The beach is straight down a slight incline about 1200 meters, 10 min walk or 2 min by car. If you're a walker or cyclist you will love Sylvan Lake.

The main floor has 3 bedrooms, 1 full bath, balcony, tiled and nice laminate floors



throughout. With washer dryer, fridge, stove and dishwasher. The fully finished basement has big oak kitchen, 5 appliances, living room, laundry with washer and dryer, and large full bathroom with lots of tile throughout. Basement electrical recently upgraded to meet code \$4700 spent. New 50 gal n/g hot water tank with 11 year warranty remaining! Windows replaced in the basement in 2023 \$4000. Yard enclosed with gate \$1200 new. Property taxes July 2025 \$2475/yr.

Built in 1977

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2224706 |
| Price | \$329,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,017 |
| Acres | 0.09 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 5 Parkland Drive |
| Subdivision | Lakeview Heights |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1J5 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|--|
| Interior Features | Vinyl Windows, Low Flow Plumbing Fixtures |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Landscaped, Level, Low Maintenance Landscape, Dog Run Fenced In |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 2nd, 2025 |
| Days on Market | 7 |
| Zoning | R2 |

Listing Details

| | |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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