

# \$365,000 - 2 Garden Court, Sylvan Lake

MLS® #A2233203

**\$365,000**

6 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.17 Acres

Lakeview Heights, Sylvan Lake, Alberta

Fully developed 5-bedroom, 3-bath walkout bungalow with a fully fenced west-facing backyard. Mature landscaping in the front yard adds beautiful curb appeal, complemented by a welcoming covered entry and tiled foyer. The L-shaped kitchen features a functional layout with abundant white cabinetry, generous counter space, a sunny south-facing window over the sink, and a wall pantry. It opens seamlessly into a spacious dining area, perfect for large family gatherings.

The sunken living room offers high ceilings, a cozy gas fireplace, spacious with French doors access to the back deck and yard. The spacious primary bedroom easily accommodates a king-sized bed and multiple furniture pieces. It also boasts high ceilings, unique barn-door mirrored closets, a 3-piece ensuite, and its own French door access to the deck and backyard.

Two additional bedrooms are conveniently located near the main 4-piece bathroom. The fully finished walkout basement includes a large family room with backyard access, two more bedrooms, a 3-piece bathroom, laundry area, and ample storage space. Additional features include central vacuum, an extra-large front driveway with room for multiple vehicles, and a covered patio area. Situated near schools, parks, playgrounds, and shopping, with quick access to the beach, downtown, and the highway—this home offers convenience, comfort, and space for the whole family.



Built in 1980

## Essential Information

MLS® #	A2233203
Price	\$365,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,242
Acres	0.17
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2 Garden Court
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M4

## Amenities

Utilities	Electricity Available
Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

## Interior

Interior Features	Central Vacuum, French Door, High Ceilings
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 23rd, 2025  
Days on Market        18  
Zoning                    R1

**Listing Details**

Listing Office            KIC Realty

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