

# **\$559,900 - 43 Lindman Close, Sylvan Lake**

MLS® #A2250580

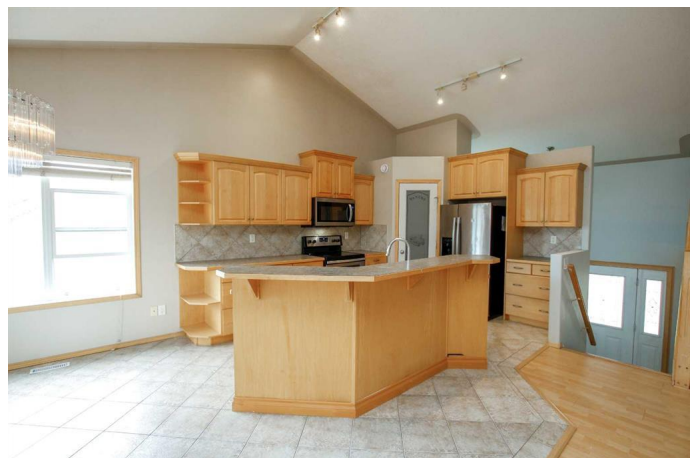
**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM + DEN, 3 BATH MODIFIED BI-LEVEL ~ 24' X 24' ATTACHED GARAGE ~ Covered front entry welcomes you and leads to a large, welcoming foyer with tile floors, and high ceilings ~ Open concept main floor is complemented by soaring vaulted ceilings, creating a feeling of spaciousness ~ The kitchen offers a functional layout and features plenty of light stained maple cabinets with pull out drawers and crown molding; tons of counter space including an island with an eating bar; tile flooring and a full tile backsplash; and corner pantry with built in shelving ~ The dining room is filled with natural light from the large windows and offers garden door access to the west facing deck with a BBQ gas line ~ More large windows in the living room fill the space with natural light and overlook the backyard ~ Two main floor bedrooms are both a generous size, and ample closet space with built in organizers ~ 4 piece main bathroom has tile floors and an oversized vanity ~ Open staircase leads to the primary bedroom located on it's own level, with plenty of space for a king size bed and furniture, plus a large walk in closet and a spa like ensuite with a corner soaker tub and separate walk in shower ~ The fully finished basement has large above grade windows and in floor heating ~ The family room is a generous size, has built in shelving and a cozy gas fireplace ~ French doors from the family room lead to the den ~ 4th bedroom is



conveniently located next to the 4 piece basement bathroom with an oversized vanity and make up counter ~ Front load laundry pair ~ Other great features include; central vacuum, central air conditioning ~ 24' x 24' attached garage is insulated, finished with painted OSB, has built in shelving and a work bench, window for natural light and a man door to the side and backyard ~ The backyard is landscaped with well established trees and shrubs, has an upper deck with enclosed storage below, a lower ground level deck, and is fully fenced ~ Walking trail just behind the house connects to an extensive trail system with tons of parks, playgrounds, walking trails and an off leash dog park ~ Located walking distance to restaurants, shopping, schools, and easy access to the beach/downtown and the highway.

Built in 2004

### **Essential Information**

MLS® #	A2250580
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,391
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	43 Lindman Close
Subdivision	Lakeway Landing
City	Sylvan Lake

County	Red Deer County
Province	Alberta
Postal Code	T4S 2M5

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, See Remarks
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

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