

\$630,000 - 18 Lakeland Road, Sylvan Lake

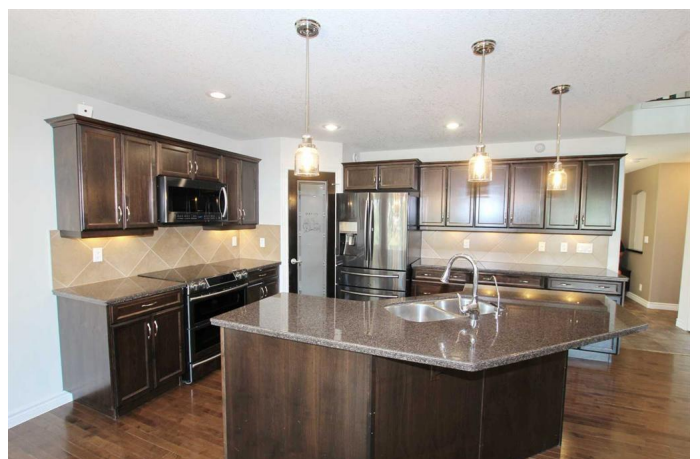
MLS® #A2270448

\$630,000

3 Bedroom, 4.00 Bathroom, 2,250 sqft
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Discover this extraordinary opportunity—an immaculate, fully finished walkout home set in one of Sylvan Lake’s most prestigious and peaceful neighborhoods. Perfectly positioned backing onto a lush green space with winding walking trails and a pond, this property delivers a rare blend of luxury, privacy, and true connection to nature. Mature trees and expert landscaping make this backyard a private, extraordinary surrounding. Inside, the home welcomes you with bright, open-concept living and expansive windows that capture the park-like setting beyond. The chef’s kitchen is designed to impress—complete with rich cabinetry, a sit-up island, premium appliances, and seamless flow to the dining and living areas. The primary suite is a showstopper—a private retreat featuring its own sunroom, a spa-inspired 5-piece ensuite with air jet tub and dual vanities, and a spacious walk-in closet. Every detail is crafted for relaxation and comfort. Families will love the multiple family rooms across all three levels, offering unlimited versatility. The walkout lower level becomes the ultimate entertainment zone—fully equipped with a pool table, TV, and surround sound system, all overlooking the beautifully manicured yard. The screened sun room from walkout is wired for a hot tub. This level also has a superb extra room for kids play room, extra storage or a nice home gym space. This home is loaded with premium upgrades including air conditioning, reverse osmosis,



in-floor heat, and convenient main-floor laundry. The oversized 3-car garage provides ample room for vehicles, storage, or hobbies. Immaculate inside and out, this is a home that stands out from the rest—luxurious, meticulously maintained, and move-in ready. Experience an exceptional lifestyle to love—homes of this caliber in this location are a rare find.

Built in 2006

Essential Information

MLS® #	A2270448
Price	\$630,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	18 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A3

Amenities

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2025
Days on Market	3
Zoning	R1

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.