

# \$439,900 - 48 Concord Rise, Sylvan Lake

MLS® #A2226183

**\$439,900**

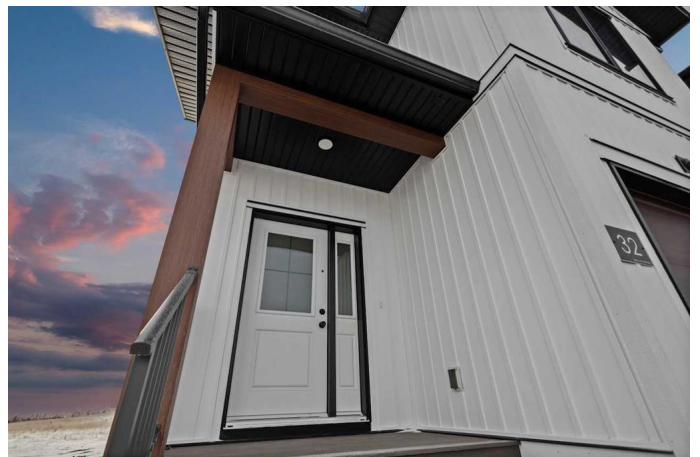
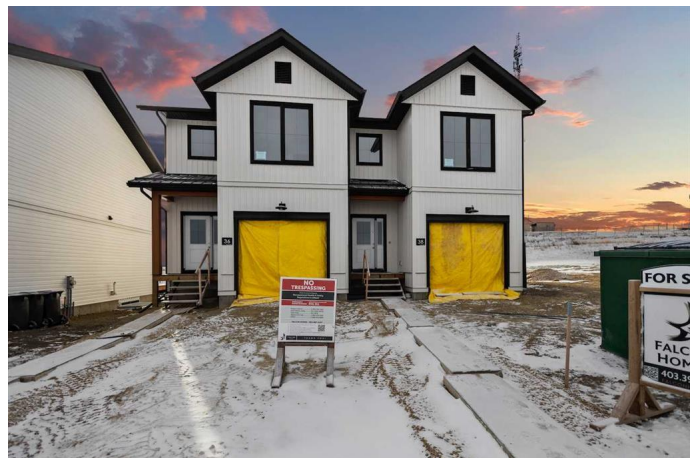
3 Bedroom, 3.00 Bathroom, 1,463 sqft

Residential on 0.08 Acres

Crestview, Sylvan Lake, Alberta

This stunning brand-new semi-detached home combines modern design with the comfort of a family-friendly community. Just minutes from the lake, you'll have easy access to endless recreational opportunities, including water activities, parks, and scenic walking trails. Step inside to a spacious foyer with a convenient 2-piece bath and direct access to the attached garage—now equipped with an electric vehicle charger for added convenience. The open-concept main floor features a beautifully designed kitchen with quartz countertops, a large island, and plenty of storage. The bright and airy dining area offers direct access to your south-facing deck, perfect for enjoying sunny afternoons. The living room is bathed in natural light, thanks to its expansive windows, and features durable, easy-to-maintain vinyl plank flooring throughout the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a 3-piece ensuite and a walk-in closet. The upper-level laundry room adds convenience, while a 4-piece main bathroom completes this thoughtfully designed floor plan. Enjoy a vibrant community with parks, playgrounds, a dry pond, and interconnected walking paths all just steps from your door. Don't miss your chance to own this exceptional home in an unbeatable location! PHOTOS ARE REPRESENTATIVE ONLY

Built in 2025



## Essential Information

MLS® #	A2226183
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.08
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	48 Concord Rise
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0N7

## Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, City Lot, Front Yard, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 28th, 2025
Days on Market	106
Zoning	R5A

### **Listing Details**

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.