

# \$429,900 - 9 Garden Court, Sylvan Lake

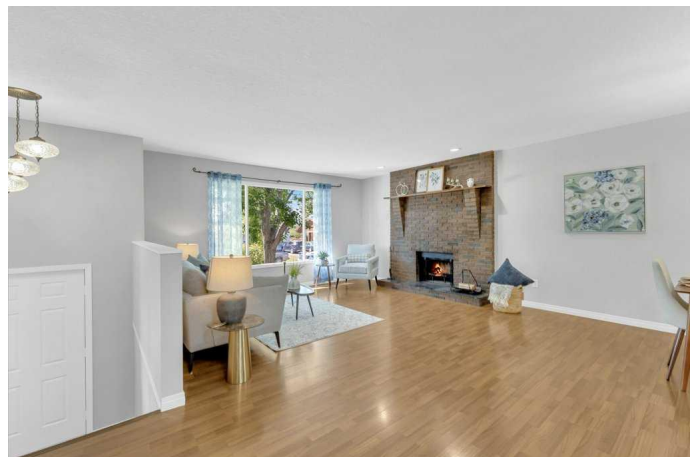
MLS® #A2245065

**\$429,900**

5 Bedroom, 3.00 Bathroom, 1,195 sqft  
Residential on 0.17 Acres

Lakeview Heights, Sylvan Lake, Alberta

A Storybook Setting with Real-World Returns - LEGALLY SUITED in Sylvan Lake. Tucked in a quiet established close, this legally suited home offers the charm of a mature lot and the freedom of INCOME POTENTIAL - whether you're dreaming of your FIRST HOME, a MORTGAGE HELPER, or a smart AIRBnB opportunity. Step inside the UPPER SUITE, where natural light pours through BIG WINDOWS, highlighting a FRESHLY PAINTED OPEN-CONCEPT layout. A cozy living room with a FIREPLACE, spacious dining area, and a generous kitchen flow seamlessly to a massive TWO-TIERED DECK - your own private escape. Three bedrooms, including a 3 piece ensuite, a full 4 piece bathroom and in-suite laundry round out the space with comfort and function. Below, the legal suite tells its own story - with BRIGHT, OPEN-CONCEPT DESIGN, another FIREPLACE, a full kitchen, and dining area, 2 bedrooms, a 3 piece bathroom and separate laundry room. BIG WINDOWS make it feel like anything but a basement. Outside, a large DRIVE WAY and extra GRAVEL PAD offer plenty of parking - ideal for guests or tenants. Located just minutes from the LAKE, and walking distance to local schools, cafes, restaurants, and more - this home offers both lifestyle and leverage. Sylvan Lake is a growing community known for its YEAR-ROUND RECREATION, small town warmth, and strong RENTAL DEMAND. A place to start your journey - and let it grow.



Built in 1978

## Essential Information

MLS® #	A2245065
Price	\$429,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,195
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	9 Garden Court
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M4

## Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Off Street, Parking Pad, On Street

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

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

**Listing Details**

Listing Office	CIR Realty
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