

# \$434,900 - 49 Sylvan Drive, Sylvan Lake

MLS® #A2249853

**\$434,900**

5 Bedroom, 3.00 Bathroom, 1,083 sqft  
Residential on 0.15 Acres

Lakeview Heights, Sylvan Lake, Alberta

This 5-bedroom, 2.5-bathroom bungalow offers recent renovations, a functional layout, and a private yard on a large lot. The main floor features 3 bedrooms, including a primary with 2-piece ensuite and garden doors to the deck, a 3-piece main bath, and an open-concept kitchen, dining, and living area with a kitchen island. A small washer is conveniently located in the kitchen.

The separate basement entrance leads to a fully finished lower level with 2 bedrooms, a renovated 4-piece bathroom (2021), a wet bar, and a butler's pantry—ideal for entertaining or roommate use.

Enjoy the outdoors in the fully fenced backyard (2021) with a deck, large back yard and a shed. The detached double garage has 220 wiring, plus there's RV parking with a 30-amp plug, a panel roughed in for a hot tub, and a gravel driveway along the side of the lot.

Notable updates include: new furnace and hot water tank (2020), new eavestroughs (2019), upstairs shower (2020), and more.

Built in 1977

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2249853  |
| Price  | \$434,900 |



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,083       |
| Acres          | 0.15        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 49 Sylvan Drive  |
| Subdivision | Lakeview Heights |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 1J6          |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                            |
| Parking        | 220 Volt Wiring, Double Garage Detached, Garage Door Opener, Gravel Driveway |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Separate Entrance                                                       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Portable Dishwasher |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                                   |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, RV Hookup                              |
| Lot Description   | Back Yard, Garden, Lake, Lawn, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                              |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 73                |
| Zoning         | R1                |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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.