

\$329,900 - 5 Parkland Drive, Sylvan Lake

MLS® #A2224706

\$329,900

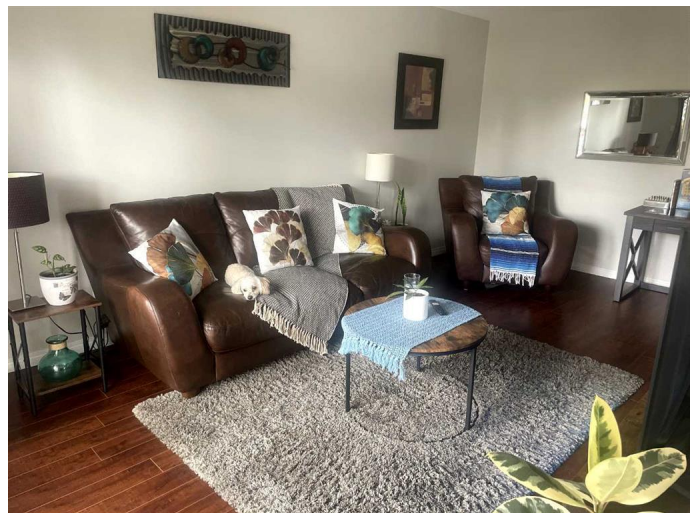
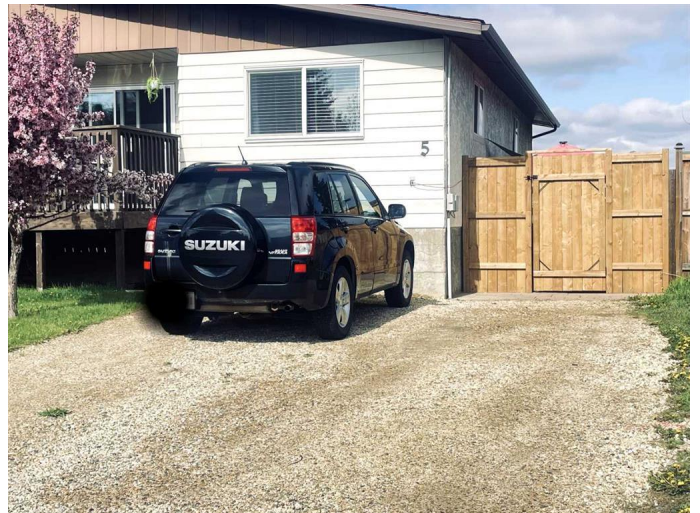
5 Bedroom, 2.00 Bathroom, 1,017 sqft
Residential on 0.09 Acres

Lakeview Heights, Sylvan Lake, Alberta

Cozy Sylvan Lake 1/2 Duplex no condo fees! Sylvan Lake isn't just a recreational town, It's also a town of approximately 16,000 people living year round and living a high quality of life in an affordable town full of every amenity. The lake sees a million tourists every year as it's the place to go in central Alberta for vacations and getaways. Sylvan Lake is a large, clean spring fed lake that has a gorgeous stretch of sandy beaches and warm waters; it offers tons of water activities all year round including fantastic fishing, and some great restaurants along the romantic lakeshore drive walkway. The town has a couple of big box stores, several grocery stores and all your familiar franchises, and only 20 minutes to Red Deer for whatever you're missing.

This 1/2 duplex, fully fenced backyard, is clean with many expensive upgrades over the last couple years including windows, roof, plumbing, electrical, hot water tank, new kitchen on the main floor. Serviced with high speed internet currently 1.5 gbps. It's a quiet and safe neighborhood with many children and families. There's a park right across the street and stores and a coffee shop within walking distance as well as a high school and elementary schools. The beach is straight down a slight incline about 1200 meters, 10 min walk or 2 min by car. If you're a walker or cyclist you will love Sylvan Lake.

The main floor has 3 bedrooms, 1 full bath, balcony, tiled and nice laminate floors



throughout. With washer dryer, fridge, stove and dishwasher. The fully finished basement has big oak kitchen, 5 appliances, living room, laundry with washer and dryer, and large full bathroom with lots of tile throughout. Basement electrical recently upgraded to meet code \$4700 spent. New 50 gal n/g hot water tank with 11 year warranty remaining! Windows replaced in the basement in 2023 \$4000. Yard enclosed with gate \$1200 new. Property taxes July 2025 \$2475/yr.

Built in 1977

Essential Information

MLS® #	A2224706
Price	\$329,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	5 Parkland Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J5

Amenities

Parking Spaces	2
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Parking	Off Street
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Interior

Interior Features	Vinyl Windows, Low Flow Plumbing Fixtures
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Level, Low Maintenance Landscape, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 2nd, 2025
Days on Market	3
Zoning	R2

Listing Details

Listing Office	ComFree
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