

\$699,900 - 25 Leaside Crescent, Sylvan Lake

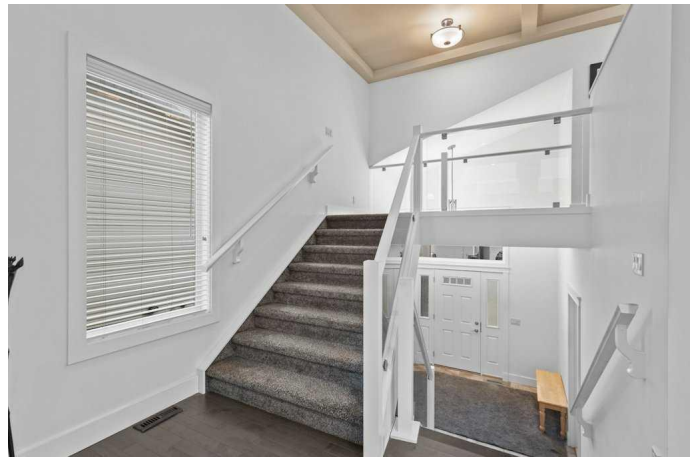
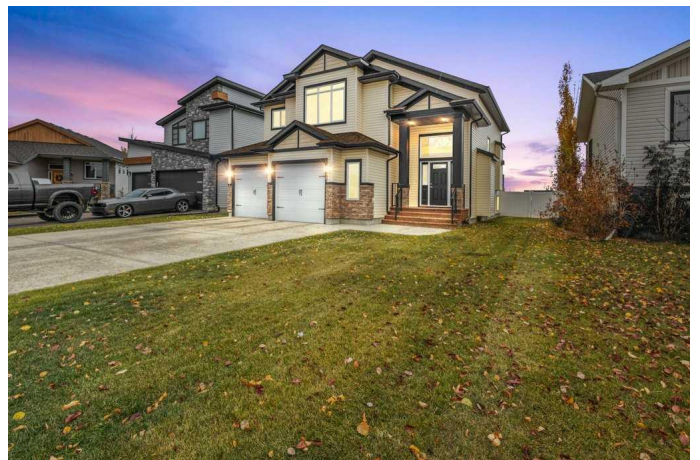
MLS® #A2191021

\$699,900

4 Bedroom, 3.00 Bathroom, 1,784 sqft
Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BEDROOM, 3 BATH
MODIFIED BI-LEVEL ~ OVERSIZED
DOUBLE ATTACHED GARAGE ~ WEST
FACING BACKYARD WITH NO
NEIGHBOURS BEHIND ~ Covered front entry
welcomes you and leads to a spacious foyer
with tile flooring ~ Open concept main floor
layout complemented by 13' coffered ceilings
creates a feeling of spaciousness ~ The
kitchen offers a functional layout and features
an abundance of cabinets, ample granite
counter space including an island with a raised
eating bar, full tile backsplash, and stainless
steel appliances ~ Easily host a large
gathering in the dining room with large west
facing windows and garden door access to the
deck with a gas line for your BBQ or patio
heater ~ More large windows in the living room
allowing for tons of natural light ~ 2 main floor
bedrooms are both a generous size and are
separated by a 4 piece bathroom ~ Open
staircase overlooks the main floor and leads to
a sitting area ~ The primary bedroom can
easily accommodate a king size bed plus
multiple pieces of furniture, has a dual sided
fireplace, a spa like ensuite with dual sinks, a
walk in shower and soaker tub, plus a
generous size walk in closet ~ Laundry is also
located on the upper level and offers built in
shelving ~ The fully developed basement with
large above grade windows offers a huge
family room with a wet bar, 4th bedroom, 3
piece bathroom and additional space for
storage ~ Other great features include; Central



air conditioning, in floor heating, central vacuum, non smoking, pet free home, custom blinds throughout ~ Double attached garage is insulated, finished with drywall and has two overhead doors ~ The west facing backyard is landscaped, fully fenced with vinyl fencing and has no neighbours behind ~ Located close to schools, parks, walking trails and shopping with easy access to the highway.

Built in 2012

Essential Information

MLS® #	A2191021
Price	\$699,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,784
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	25 Leaside Crescent
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor Roughed-In, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 30th, 2025
Days on Market	42
Zoning	R1

Listing Details

Listing Office	Lime Green Realty Inc.
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