

# \$329,999 - 9 Lark Close, Sylvan Lake

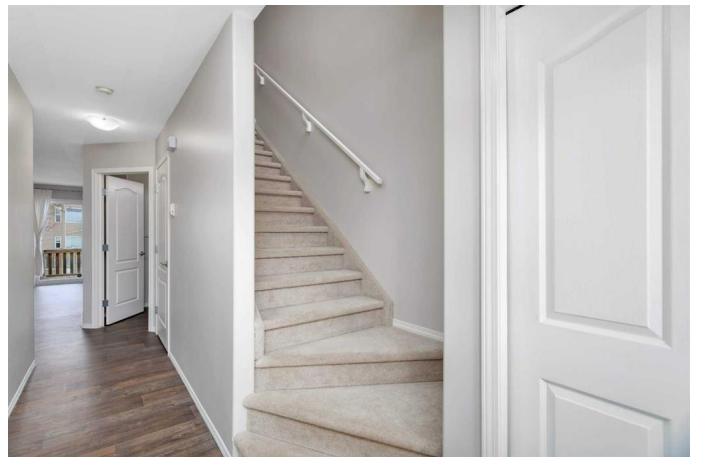
MLS® #A2200802

**\$329,999**

3 Bedroom, 4.00 Bathroom, 1,254 sqft  
Residential on 0.07 Acres

Lakeway Landing, Sylvan Lake, Alberta

NO CONDO FEES! Upgraded end-unit townhome offering 4 bedrooms and 4 bathrooms, freshly painted and move-in ready. As you enter, you'll find a functional open-concept layout with a spacious kitchen featuring plenty of cabinets and counter space, plus a raised island perfect for quick meals. The cozy living room is warmed by a corner gas fireplace and includes a patio door leading to a deck and backyard, ideal for kids, playtime, and BBQs. Upstairs, the generous master bedroom comes with a walk-in closet and a private ensuite. Two additional bedrooms and a 4-piece bathroom complete the upper level. The finished basement adds extra value with another 4-piece bathroom and plenty of room for additional living space or bedroom with ensuite. This home is perfect for families, professionals, roommates, or could even make a great investment property. Situated on a beautifully landscaped south-facing yard with extra parking in the back, it's in a quiet cul-de-sac in the desirable Lakeway Landing neighborhood, close to schools and walking paths. Furnace ducts just done, gas on deck and garage. Recent upgrades: New roof installed in October 2022. Don't miss out on this wonderful opportunity – it's a true move-in ready home!



Built in 2004

## Essential Information

MLS® #	A2200802
Price	\$329,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,254
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 Lark Close
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2P6

### Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R3

## Listing Details

Listing Office	Red Key Realty & Property Management
----------------	--------------------------------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.