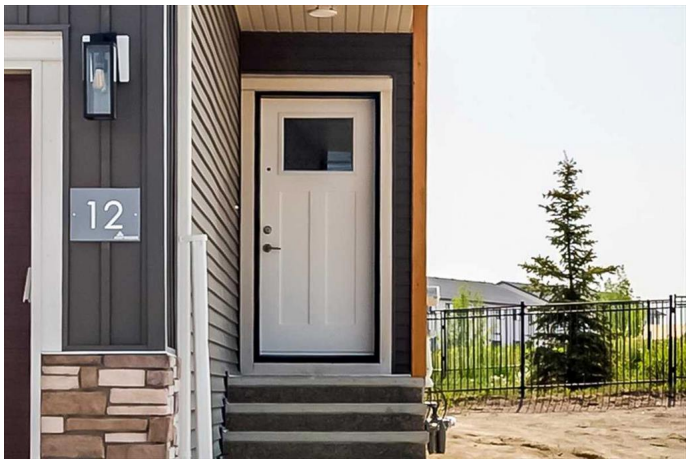
$489,900 - 12 Springfield Boulevard, Sylvan Lake

MLS® #A2207832

$489,900
3 Bedroom, 3.00 Bathroom, 1,479 sqft
Residential on 0.07 Acres

Sixty West, Sylvan Lake, Alberta



Brand New! Amazing 3 bedroom 2 1/2 bathroom two storey 1/2 duplex with single attached garage in gorgeous Sixty West subdivision. As you enter the main floor you'll be impressed with the large front entry way with separate mud room, a two piece bathroom and man door for garage access. The open kitchen/living room/dining room design gives this home a spacious feel with plenty of natural light. Kitchen is finished with quartz counter tops, large centre island, pantry, stainless steel stove/fridge/dishwasher/OTR microwave. Just off the dining room a garden door leads you to the sunny south facing 10x12 rear deck with aluminum railing. Upstairs you will find three bedrooms, an upper floor laundry, a 4 piece main bathroom. The Primary bedroom includes a 4 piece ensuite and large walk in closet. Other great features include 10 year new home warranty, front sod, HRV, Quartz counter tops in all bathrooms, roughed in central vac, precast front concrete steps. June 2025 possession. Seller will develop the basement to add additional bedroom, family room and 4 piece bathroom for $36400 plus GST.

Built in 2025

Essential Information

MLS® #	A2207832
Price	$489,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,479
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	12 Springfield Boulevard
Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0S5

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Range Hood
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Back Lane, City Lot, Interior Lot

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	74
Zoning	R5A

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.

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