

# \$269,000 - 51 Westview Drive, Sylvan Lake

MLS® #A2216135

**\$269,000**

3 Bedroom, 2.00 Bathroom, 655 sqft

Residential on 0.10 Acres

Lakeview Heights, Sylvan Lake, Alberta

Welcome to this well maintained half duplex located on a fantastic corner lot in the vibrant community of Sylvan Lake. This home offers the perfect balance of space, convenience and outdoor freedom - ideal for families, first-time home buyers, or investors. Enjoy the ease of walking distance to schools, parks and the lake. Inside the functional layout of the main floor includes a spacious living room and a modern kitchen with ample cabinets and dining area, a massive pantry and a half bath with laundry. The lower level was thoughtfully designed for younger families with all three bedrooms on one level. Each has large above grade window allowing plenty of natural sunlight. Stepping outside, the massive backyard offers plenty of room for kids, pets and summer BBQ's. There is even plenty of room to build a future garage. There is ample off-street parking, including space for your RV or Boat. You will find plenty of value in the home with the recent upgrades, including new siding and shingles (2022), new furnace (2023) and new appliances (2021). This rare find in Sylvan Lake is move-in ready, Welcome Home!

Built in 1977

## Essential Information

MLS® # A2216135

Price \$269,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 655                    |
| Acres          | 0.10                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 51 Westview Drive |
| Subdivision | Lakeview Heights  |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 1J1           |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 3                             |
| Parking        | Off Street, RV Access/Parking |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Pantry                                           |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Garden                                       |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Vinyl Siding                                 |
| Foundation        | Wood                                         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | R2            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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