

# \$333,900 - 5 Parkland Drive, Sylvan Lake

MLS® #A2224706

**\$333,900**

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

Lakeview Heights, Sylvan Lake, Alberta

Affordable & Upgraded Half Duplex in  
Beautiful Sylvan Lake – No Condo Fees!  
Awesome layout!

Discover the charm of year-round living in  
Sylvan Lake – a vibrant community of  
16,000 residents enjoying small-town  
friendliness with big-city amenities. Just 20  
minutes west from Red Deer, this lakeside  
town is not only Alberta's top vacation  
destination with over a million visitors annually,  
but also a wonderful place to call home.

This well-maintained 1/2 duplex offers  
exceptional value with no condo fees, a fully  
fenced backyard, and numerous recent  
upgrades, including:

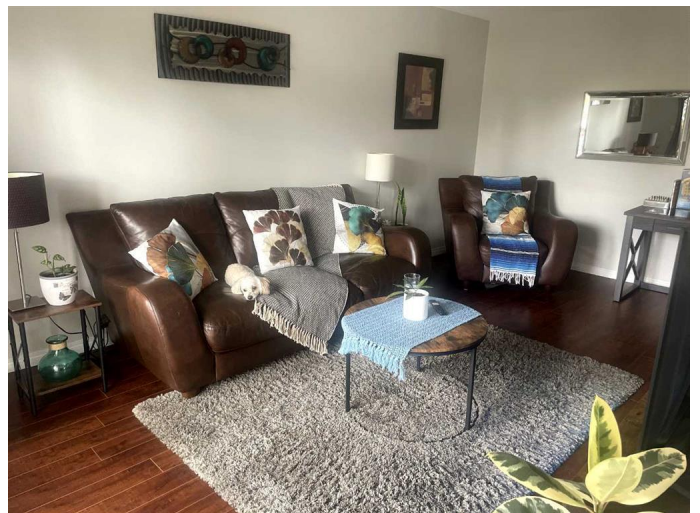
- New windows in the basement.
- New roof 2019.
- Updated plumbing and electrical.
- newer kitchen on the main floor.
- New 50-gallon natural gas hot water tank  
(11-year warranty remaining).
- High-speed internet (1.5 Gbps) available.
- Enclosed yard with gate just done.

Main Floor Features:

- 3 bedrooms and 1 full bath.
- Modern tile and laminate flooring  
throughout.
- Balcony off the main living space.
- Kitchen with fridge, stove, dishwasher,  
washer & dryer.

Fully Finished Basement:

- Spacious oak kitchen with 5 appliances.
- Large full bathroom with elegant tiling.
- Separate laundry (washer & dryer)



included).

â€¢ Comfortable living room, perfect for guests or extended family in one house.

Located in a quiet, family-friendly neighborhood, this home is across from a park and walking distance to schools, grocery stores, coffee shops, and more. The stunning lake and sandy beaches are just 15 minutes away on foot â€” or a 2-minute drive.

Whether youâ€™re a large family, an investor, or someone seeking a relaxed lifestyle, this move-in ready home is an ideal opportunity in a growing and desirable community.

Built in 1977

### Essential Information

MLS® #	A2224706
Price	\$333,900
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	13
Zoning	R2

### **Listing Details**

Listing Office	ComFree
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