

# \$569,900 - 63 Bardwell Way, Sylvan Lake

---

MLS® #A2226367

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

BRAND NEW CONSTRUCTION | AUGUST POSSESSION - Situated in sought after Beacon Hill and only steps away from parks, playgrounds and schools, this modern 2 storey could be your family's next home! Built by Laebon Homes, this 2 storey Riley floorplan offers 1928 square feet above grade, a wide open floor plan filled with natural light, and modern finishes throughout. The kitchen is well appointed with two tone cabinetry, quartz counter tops, a large island with eating bar, stainless steel appliances, and a large walk-in pantry. The living area is spacious and bright with a large picture window overlooking the backyard, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with your own private 4 pce ensuite with his and hers sinks, shower, and a spacious walk-in closet. Two more bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the large bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be



completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.

Built in 2025

Essential Information

MLS® #	A2226367
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	63 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Off Street
# of Garages	2

Interior



Interior Features      Breakfast Bar, Closet Organ  
Smoking Home, Open Floor  
Double Vanity, Quartz Counte  
Appliances            Dishwasher, Garage Contro  
Stove(s)  
Heating                Forced Air, Natural Gas  
Cooling                None  
Has Basement        Yes  
Basement             Full, Unfinished

Exterior

Exterior Features    Private Yard, Private Entranc  
Lot Description      Back Lane, Back Yard, Front  
Roof                    Asphalt Shingle  
Construction        Concrete, Vinyl Siding, Wood  
Foundation          Poured Concrete

Additional Information

Date Listed            June 4th, 2025  
Days on Market      58  
Zoning                 R1A

Listing Details

Listing Office         RE/MAX real estate central alberta



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.