

# \$615,000 - 119 Crestview Boulevard, Sylvan Lake

MLS® #A2250954

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.10 Acres

Crestview, Sylvan Lake, Alberta

Welcome to Crestview, where modern living meets lakeside charm! This 2024-built home offers a rare chance to enjoy a fresh start with new home warranty still in place. Step inside and be greeted by bright, modern finishes, an inviting electric fireplace, and large windows that make the space feel open, airy, and full of natural light.

The stylish kitchen features a pantry, large island, and sleek design, making it both functional and beautiful. Upstairs you'll find 3 spacious bedrooms and 2 full bathrooms, including a comfortable primary suite, while the half bath on the main floor adds extra convenience. The unfinished basement is roughed in and ready for your personal touch.

Outside, you'll love the double car garage, fully fenced yard, and private setting that backs onto a natural area with no neighbours behind you. A nearby park adds even more family-friendly appeal, while your deck is perfect for summer BBQs after a day at the beach. The front landscaping adds to the relaxing Sylvan Lake vibe, making this home a true retreat.

With everything brand new and move-in ready, all that's left is to settle in and start enjoying Sylvan Lake living.

Built in 2024



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250954    |
| Price          | \$615,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,572       |
| Acres          | 0.10        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 119 Crestview Boulevard |
| Subdivision | Crestview               |
| City        | Sylvan Lake             |
| County      | Red Deer County         |
| Province    | Alberta                 |
| Postal Code | T4S 0V8                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Closet Organizers, Kitchen Island         |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Electric, Living Room                                        |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped |
| Roof              | Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 66                |
| Zoning         | R5                |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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