

# \$428,500 - 1 Willow Street, Sylvan Lake

MLS® #A2251508

**\$428,500**

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.16 Acres

Central Core, Sylvan Lake, Alberta

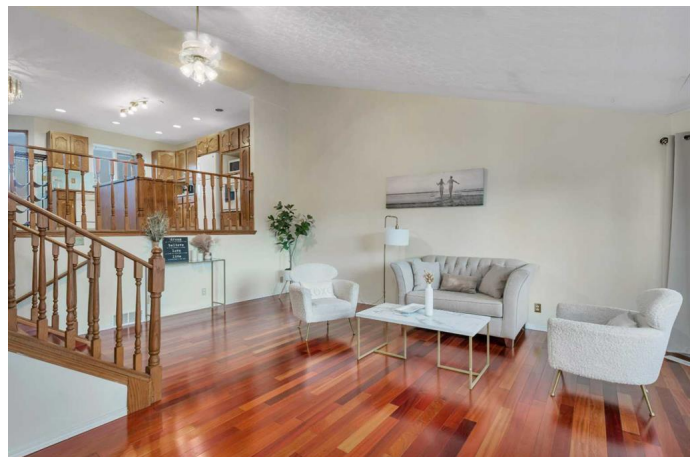
This thoughtfully designed home offers the ideal blend of flexibility, charm, and location making it a smart choice for both investors and families. Whether you're looking for a high-performing short or long-term rental or a comfortable home in the heart of Sylvan Lake, this property delivers.

The main floor features a spacious living room that connects seamlessly to the lower family room and upper bedroom level. The kitchen overlooks the living area and bay windows, creating an inviting and functional layout perfect for everyday life and entertaining.

With four bedrooms, three up and one down, and three full bathrooms, there's room for everyone. The primary suite stands out with a retro-inspired ensuite and large soaker tub, offering a private space to unwind.

The lower level is all about personality and comfort. A cozy gas fireplace, custom built-ins, and a wet bar make the family room an ideal hangout for movie nights or hosting friends. The additional bedroom is spacious and can serve as a flex space for your office or workout room.

Outside, the elevated back deck is perfect for summer BBQs or quiet mornings with coffee, overlooking a spacious, fully fenced yard ready for kids, pets, or guests. A 22x26 insulated double attached garage adds convenience and storage, while a new roof installed in 2021 brings peace of mind and if desired there is still plenty of room to add a second garage in the rear yard.



Centrally located just a short stroll to the lake, this home offers incredible potential. Whether you're ready to generate rental income or personalize it for your family, this is a well-located, proven investment that brings both lifestyle and long-term value.

Built in 1990

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2251508      |
| Price          | \$428,500     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,597         |
| Acres          | 0.16          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 1 Willow Street |
| Subdivision | Central Core    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1M1         |

**Amenities**

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 4                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Alley Access |
| # of Garages   | 2                                                                 |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Wet Bar |
|-------------------|---------------------------------------------------------------------------------------------|

|                 |                         |
|-----------------|-------------------------|
| Appliances      | See Remarks             |
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Basement, Gas           |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Rain Gutters, Storage                                                                                |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Back Lane, City Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                             |
| Foundation        | Poured Concrete                                                                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 13                |
| Zoning         | R1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.