

# \$1,750,000 - 3417 Lakeshore Drive, Sylvan Lake

MLS® #A2257255

**\$1,750,000**

4 Bedroom, 6.00 Bathroom, 2,044 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

Experience the ultimate in lakeside luxury living with this architecturally designed modern masterpiece located on the prestige Lakeshore Drive in Sylvan Lake. This custom-built 4 bedroom 5 bathroom home offers the perfect blend of contemporary design, high end finishes, and unbeatable access to one of Alberta's most sought-after lakefront communities. Key features include: 4 spacious bedrooms 3 of which have ensuites, 5 bathrooms, Wine storage under stairway, Oversized garage with refrigerator, Chefs kitchen featuring top of the line stainless steel appliances, Granite countertops, Custom cabinetry, Island, In floor heating, Bathroom on top balcony, Fully finished basement, High efficiency HVAC and smart home integration. Direct access to Lakeshore Drive's walking paths, beachfront and vibrant downtown shops & dining.



Built in 2021

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2257255    |
| Price          | \$1,750,000 |
| Bedrooms       | 4           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 2,044       |
| Acres          | 0.13        |

|            |             |
|------------|-------------|
| Year Built | 2021        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3417 Lakeshore Drive |
| Subdivision | Cottage Area         |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1B3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Master Downstairs, Wired for Sound |
| Appliances        | Bar Fridge, Built-In Oven, Dishwasher, Electric Stove, Freezer, Garburator, Microwave, Refrigerator, Washer/Dryer                                                                                                                                  |
| Heating           | In Floor, Fireplace(s), Forced Air                                                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Private Entrance, Rain Gutters, Built-in Barbecue, Boat Slip, Gas Grill, Permeable Paving |
| Lot Description   | Front Yard, Fruit Trees/Shrub(s), Lake, Street Lighting, Rock Outcropping                                                  |
| Roof              | Asphalt Shingle                                                                                                            |

|              |                                               |
|--------------|-----------------------------------------------|
| Construction | Composite Siding, Concrete, Stone, Wood Frame |
| Foundation   | Poured Concrete                               |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | R5                   |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Maxwell Real Estate Solutions Ltd. |
|----------------|------------------------------------|

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