

# \$739,900 - 16 Vanson Close, Sylvan Lake

MLS® #A2228083

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.13 Acres

Vista, Sylvan Lake, Alberta

Step into elegance with this show-stopping custom bungalow by Billex Custom Homes, perfectly tucked away on a quiet close and backing onto serene green space. From first glance to final detail, this home radiates upscale comfort and thoughtful design.

The bright, open-concept main floor is ideal for entertaining and everyday living—featuring soaring ceilings, sleek LED lighting, and a chef-inspired kitchen with quartz countertops, gas stove, full drawer cabinetry, and an oversized walk-in pantry (with built-in power for all your small appliances). Step outside to your composite covered deck with privacy glass, dual gas lines for your BBQ and fire table, plus hot tub-ready wiring—your private outdoor oasis is ready and waiting.

With 3 bedrooms, 2.5 baths, and a versatile main floor office, there's™ room to live, work, and grow. The luxurious primary suite offers a spa-like ensuite with dual quartz vanities, a soaker tub, walk-in shower, and a generous walk-in closet. Main floor laundry includes quartz countertops and a utility sink for ultimate convenience.

Downstairs, the fully finished basement impresses with 9-ft ceilings, walk-in closets in both bedrooms, a stylish wet bar with bar



fridge, and automated blinds for effortless  
ambiance.

This home was built with efficiency and  
comfort in mind: triple-pane windows,  
spray-foam insulated basement, in-floor  
heating, HRV system, central A/C, and an  
oversized heated garage with floor drain. Plus,  
itâ€™s still under Alberta New Home Warranty  
for total peace of mind.

Meticulously maintained and move-in ready,  
this is more than a homeâ€”itâ€™s a lifestyle.  
Donâ€™t miss your opportunity to own one of  
Sylvan Lakeâ€™s finest.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228083    |
| Price          | \$739,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,211       |
| Acres          | 0.13        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16 Vanson Close |
| Subdivision | Vista           |

|             |                 |
|-------------|-----------------|
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0M3         |

### Amenities

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

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Central Vacuum                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                  |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | BBQ gas line, Storage                                          |
| Lot Description   | Landscaped, No Neighbours Behind, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding                                                   |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 61             |
| Zoning         | R1A            |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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