

\$365,000 - 2 Garden Court, Sylvan Lake

MLS® #A2233203

\$365,000

6 Bedroom, 3.00 Bathroom, 1,242 sqft
Residential on 0.17 Acres

Lakeview Heights, Sylvan Lake, Alberta

Fully developed 5-bedroom, 3-bath walkout bungalow with a fully fenced west-facing backyard. Mature landscaping in the front yard adds beautiful curb appeal, complemented by a welcoming covered entry and tiled foyer. The L-shaped kitchen features a functional layout with abundant white cabinetry, generous counter space, a sunny south-facing window over the sink, and a wall pantry. It opens seamlessly into a spacious dining area, perfect for large family gatherings.

The sunken living room offers high ceilings, a cozy gas fireplace, spacious with French doors access to the back deck and yard. The spacious primary bedroom easily accommodates a king-sized bed and multiple furniture pieces. It also boasts high ceilings, unique barn-door mirrored closets, a 3-piece ensuite, and its own French door access to the deck and backyard.

Two additional bedrooms are conveniently located near the main 4-piece bathroom. The fully finished walkout basement includes a large family room with backyard access, two more bedrooms, a 3-piece bathroom, laundry area, and ample storage space. Additional features include central vacuum, an extra-large front driveway with room for multiple vehicles, and a covered patio area. Situated near schools, parks, playgrounds, and shopping, with quick access to the beach, downtown, and the highway—this home offers convenience, comfort, and space for the whole family.



Built in 1980

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2233203 |
| Price | \$365,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,242 |
| Acres | 0.17 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2 Garden Court |
| Subdivision | Lakeview Heights |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1M4 |

Amenities

| | |
|----------------|--------------------------------|
| Utilities | Electricity Available |
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Parking Pad |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, French Door, High Ceilings |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|---------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 34 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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