\$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 46

Zoning R5

Listing Details

Listing Office Maxwell Real Estate Solutions Ltd.

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