

# \$619,900 - 17 Lakeland Road, Sylvan Lake

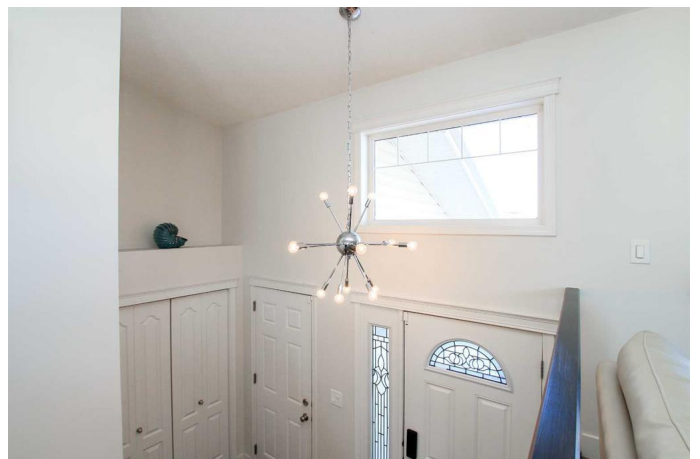
MLS® #A2196106

**\$619,900**

5 Bedroom, 3.00 Bathroom, 1,433 sqft  
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

RENOVATED MODIFIED BI-LEVEL LOADED WITH UPGRADES ~ 5 BEDROOMS, 3 BATHROOMS ~ HEATED DOUBLE ATTACHED GARAGE ~ PRIDE OF OWNERSHIP IS EVIDENT ~ A large sun filled foyer with high ceilings welcomes you ~ Open concept main floor layout is complemented by vinyl plank flooring and soaring vaulted ceilings that create a feeling of spaciousness ~ The living room has a feature wall with built in shelving and a large picture window that overlooks the front yard and walking trail that allows for plenty of natural light ~ More large windows in the dining room plus garden door access to the massive south facing deck and backyard ~ The kitchen is well equipped with plenty of cabinets plus a large walk in pantry, endless quartz countertops including an unobstructed island with an eating bar, full tile backsplash, window above the sink overlooking the backyard, and upgraded black stainless steel appliances ~ 2 main floor bedrooms are both a generous size and have ample closet space ~ 4 piece main bathroom has an oversized vanity with stone counters and a soaker tub with a tile surround ~ Conveniently located main floor laundry has newer front load laundry pair ~ The private primary oasis is located on it's own level and can easily accommodate a king size bed plus multiple pieces of furniture and has a large walk in closet with built in organizers ~ The primary ensuite has beautiful tile flooring, a walk in shower, built in shelving and a stone



topped vanity ~ The fully finished basement has large above grade windows that fill the space with natural light and features a large L-shaped family room with tons of space, 2 bedrooms, a 4 piece bathroom with a tile tub surround and stone countertops, and a crawl space for storage ~ Other great features in this well cared for home include; Central vacuum, new shingles (2024), quartz counters throughout, south facing backyard, large corner lot, steps to an off leash dog park, located across from a walking trail that connects to an extensive trail system ~ The sunny south facing backyard is landscaped, fully fenced, has back alley and side street access (corner lot, could accommodate a swing gate for RV/Boat parking) ~ Heated double attached garage is insulated and has built in shelving ~ Situated on a spacious corner lot in the sought after community of Lakeway Landing, this home offers direct access to a scenic walking trail, is within close proximity to parks(including off leash dog park), schools, playgrounds, and a variety of local amenities, with friendly, welcoming neighbours. Furnishings are negotiable.

Built in 2006

### **Essential Information**

MLS® #	A2196106
Price	\$619,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,433
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level

Status Active

### Community Information

Address 17 Lakeland Road  
Subdivision Lakeway Landing  
City Sylvan Lake  
County Red Deer County  
Province Alberta  
Postal Code T4S 0A3

### Amenities

Utilities Electricity Connected, Natural Gas Connected  
Parking Spaces 4  
Parking Double Garage Attached, Alley Access, Heated Garage  
# of Garages 2

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Stone Counters, Vaulted Ceiling(s)  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garage Control(s), See Remarks  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed March 5th, 2025  
Days on Market 9  
Zoning R1

### Listing Details

Listing Office Lime Green Realty Inc.

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