

# \$749,900 - 18 Lakeland Road, Sylvan Lake

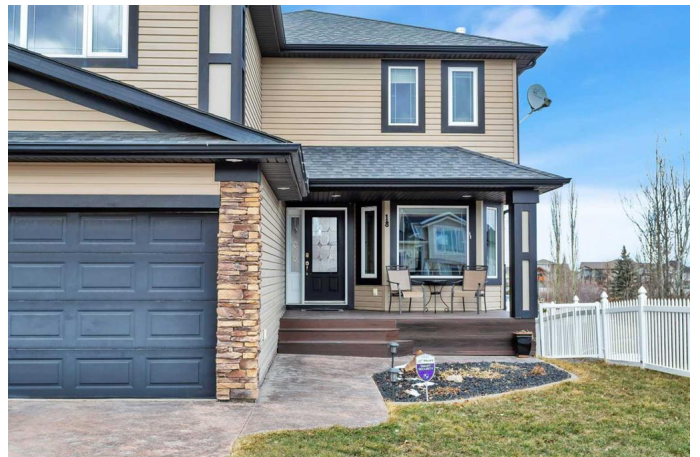
MLS® #A2208564

**\$749,900**

3 Bedroom, 4.00 Bathroom, 2,250 sqft  
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Nestled in a serene neighborhood, in the most beautiful location, backing a greenspace and pond and trails, this stunning 3 bedroom home is more than just a place to live; it's a lifestyle waiting to be embraced. Imagine waking up each morning in a spacious primary suite, where sunlight dances through the windows, illuminating your personal retreat and if that isn't enough sunlight, move into the primary suite's own private sunroom. Also a 5pc ensuite bathroom with jetted tub. 2 additional bedrooms, 4pc bath and large family room complete this upper level. The heart of the home, the main floor expansive living space, welcomes you from the large foyer seamlessly flowing into a gourmet kitchen equipped with modern appliances and ample counter space, along with sit up eating island, open to dining and living areas, so it's perfect for entertaining guests or catching up with family. Elegant living space with fireplace and front office/library filled with natural light, main floor laundry and 2pc bath complete this level. Head down to the walkout basement, here you will find a large family room, great sized games area, 4pc bath and a flex room with many options for use. Step out the door to the closed in sun room that overlooks the parklike backyard setting, this room is wired for a hot tub. Open the windows and take in the fresh breeze or keep them closed and stay cozy and warm. This home is air conditioned, has infloor heat, RO system and water softner. Fenced and landscaped yard, 3 car garage with plenty



of room for all your things. This home is not just a property, it's a canvas for your family's memories.

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208564    |
| Price          | \$749,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,250       |
| Acres          | 0.15        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 18 Lakeland Road |
| Subdivision | Lakeway Landing  |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0A3          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener |

|                 |                      |
|-----------------|----------------------|
| Heating         | In Floor, Forced Air |
| Cooling         | Central Air          |
| Fireplace       | Yes                  |
| # of Fireplaces | 1                    |
| Fireplaces      | Gas                  |
| Has Basement    | Yes                  |
| Basement        | Finished, Full       |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Views, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 44              |
| Zoning         | R1              |

## Listing Details

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

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