

# \$467,900 - 16 Violet Point, Sylvan Lake

MLS® #A2233297

**\$467,900**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.06 Acres

Vista, Sylvan Lake, Alberta

Nestled on a peak overlooking the shores of Sylvan Lake, this home presents a unique opportunity for professionals and families seeking an idyllic lakeside lifestyle. This exquisite block of units boasts well-appointed bedrooms, complimented by two full bathrooms and a convenient half bath/laundry room on main level. Upstairs the master bedroom is a sanctuary of relaxation with a modern tiled shower enclosed by glass doors. The contemporary open floor plan invites you to a realm of sophistication featuring a spacious kitchen complete with large island, design inspired cabinetry and sleek quartz countertops. The living area, illuminated by large windows provides lake views and seamless access to a front deck constructed with a durable dura-deck decking, chic brick feature walls and elegant glass railing. Experience cozy evenings by the electric fireplace, framed by a stylish brick feature. The dining rooms sliding glass doors open to a sizeable back deck leading to an expansive backyard with a paved alley. The tandem garage offers ample parking for 2 vehicles.

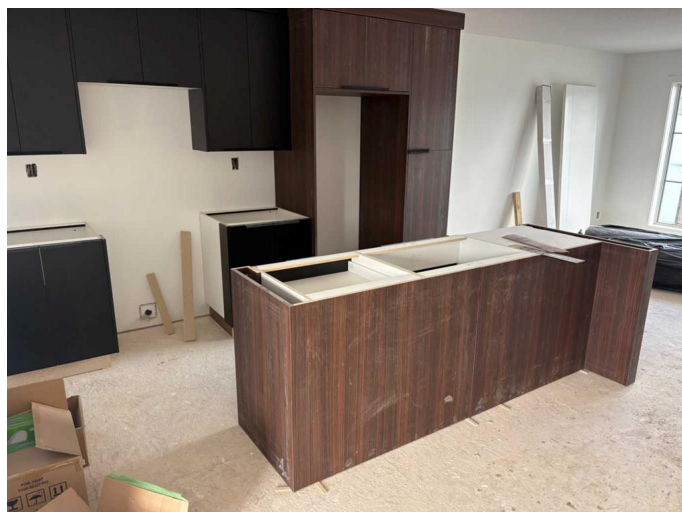
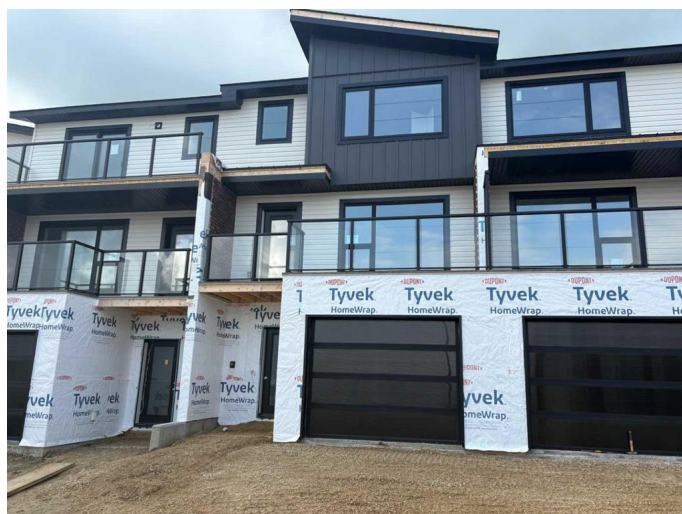
Built in 2025

## Essential Information

MLS® # A2233297

Price \$467,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,200         |
| Acres          | 0.06          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 16 Violet Point |
| Subdivision | Vista           |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0X1         |

### **Amenities**

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

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Living Room                               |
| Basement          | None  |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Lane, Back Yard     |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Poured Concrete, Slab

**Additional Information**

Date Listed                June 23rd, 2025  
Days on Market        7  
Zoning                      R3

**Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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