

# \$665,000 - 3817 Lakeshore Drive, Sylvan Lake

MLS® #A2192791

**\$665,000**

2 Bedroom, 2.00 Bathroom, 1,082 sqft

Residential on 0.09 Acres

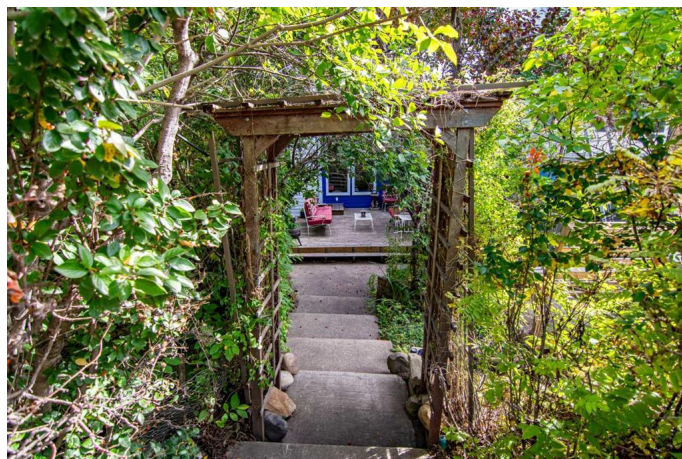
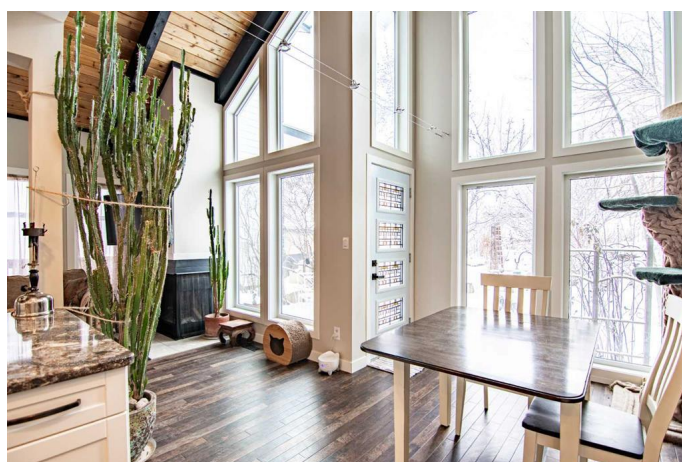
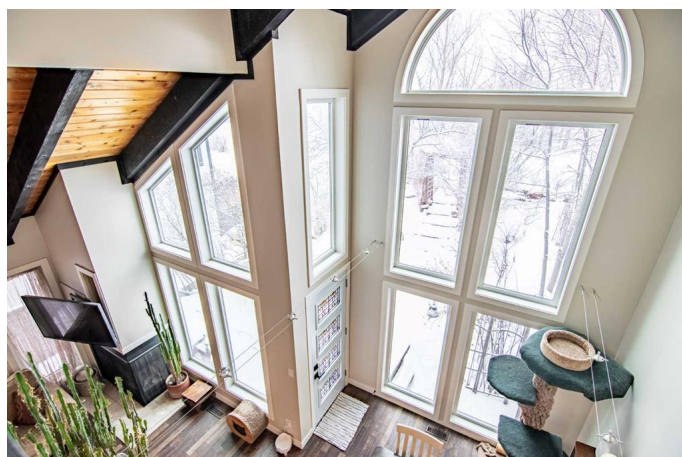
Cottage Area, Sylvan Lake, Alberta

This fully renovated home blends modern decor with rustic charm. Featuring cathedral ceilings with beautiful wood beams and floor to ceiling windows, the open concept living space is bathed in natural light. The spacious loft provides beautiful views of the lake, a large walk-in closet and a spa-like ensuite. The neutral, contemporary design throughout the home ensures a timeless appeal. The front yard is a private retreat, shielded by mature trees, making it a perfect place to unwind or entertain. Just across the road from the beach, you can easily carry your paddleboard to the water, moor your boat in front of your property or take a walk on the main boardwalk to a variety of fantastic restaurants downtown. This property is located amongst million dollar homes, making it an exclusive, sought-after address in a prime location.

Built in 1989

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2192791  |
| Price          | \$665,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,082     |
| Acres          | 0.09      |
| Year Built     | 1989      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | 1 and Half Storey |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3817 Lakeshore Drive |
| Subdivision | Cottage Area         |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1B8              |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Gravel Driveway, Off Street, Alley Access, Parking Pad |
| Is Waterfront  | Yes  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Track Lighting |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning, Family Room   |
| Has Basement      | Yes   |
| Basement          | See Remarks   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard, Fire Pit, Private Yard                    |
| Lot Description   | Back Lane, Back Yard, Lake, Treed, Views, Waterfront |
| Roof              | Asphalt  |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                |
| Foundation        | Poured Concrete                                      |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 85                 |
| Zoning         | R5                 |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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