# \$459,900 - 14 Violet Point, Sylvan Lake

MLS® #A2200349

## \$459,900

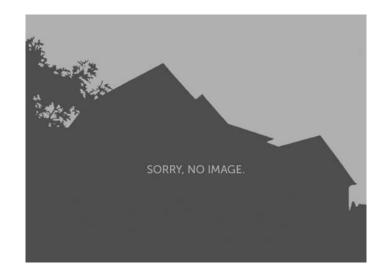
3 Bedroom, 3.00 Bathroom, 1,240 sqft Residential on 0.06 Acres

Vista, Sylvan Lake, Alberta

Welcome to The Vista, a highly desirable community in Sylvan Lake, where comfort meets convenience. This 3-bedroom, 2.5-bathroom townhome offers the perfect blend of space, function, and style, making it an excellent choice for families, professionals, or those seeking a weekend getaway near the lake.

One of the standout features of this home is the rare 39' deep garageâ€"a dream for vehicle owners, outdoor enthusiasts, or anyone in need of extra storage for boats, ATVs, and more. Whether you have multiple vehicles or just need extra space for your gear, this garage has you covered!

Step inside and be welcomed by an open-concept layout, designed for both relaxation and entertaining. The bright and inviting main floor offers a seamless flow between the living, dining, and kitchen areas. The well-appointed kitchen features modern finishes and a spacious island, making meal prep and social gatherings effortless. Large windows allow natural light to fill the space, creating a warm, and inviting atmosphere. Upstairs, you'II find a generous primary suite, complete with its own private ensuite and spacious closet, offering a quiet retreat after a long day. Two additional bedrooms provide great space for family, guests, or even a home office



Outside, enjoy low-maintenance living with professionally landscaped surroundings, nearby walking trails, and parksâ€"all while being just minutes from Sylvan Lake's stunning waterfront. Whether you're heading out for a day on the water, enjoying local restaurants, or exploring nearby shops, everything you need is within easy reach!

#### Built in 2025

#### **Essential Information**

MLS® # A2200349 Price \$459,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,240 Acres 0.06 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 14 Violet Point

Subdivision Vista

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S0X1

#### **Amenities**

Parking Spaces 3

Parking Double Garage Attached, Driveway, Garage Door Opener, On Street,

Garage Faces Front, Tandem

# of Garages 2

### Interior

Interior Features Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, See

Remarks, Vinyl Windows

Appliances None

Heating Forced Air

Cooling None
Has Basement Yes

Basement See Remarks, Unfinished

# **Exterior**

Exterior Features Balcony, Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Perimeter Wall

## **Additional Information**

Date Listed March 6th, 2025

Days on Market 30 Zoning R3

# **Listing Details**

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.