

# \$515,000 - 34 Lucky Place, Sylvan Lake

MLS® #A2199834

**\$515,000**

5 Bedroom, 3.00 Bathroom, 1,395 sqft  
Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

This fantastic home is located in Lakeway Landing Sylvan lake. The home boasts a large Attached Double Garage, 5 Bedrooms, 3 Baths, Open Concept Living with plenty of room for everyone to enjoy! This amazing property backs on to an Open Green Space with gate access from your yard to walking paths close to Playgrounds, The Gulls Stadium, and state of the art Sylvan Lake Spray Park. As you walk into this bungalow home you will be sure to love how bright & open the main level space is completed with a fresh paint throughout. The large Living room Area features a cozy Gas Fireplace surrounded by stone. The beautiful kitchen offers large Peninsula with Granite Counter Tops and Upgraded Appliance Package. Off the kitchen is a completely vinyl fenced back yard. Offers large deck for entertaining, barbecue area with plumbed gas line, and Shed. The 3 Bedrooms located on the main level are all great size with the Primary Bedroom offering its own en-suite Bath and walk-in closet. You will be sure to love having main floor laundry for your convenience completed with upgraded Washer and Dryer. All Bathrooms in this home are upgraded with Granite Counter Tops same as in the Kitchen for cohesive style throughout. As you walk down into the basement area, you will notice the beautiful upgraded Luxury Vinyl flooring throughout. A large Rec/Games area for all to enjoy complete with a Bathroom and 2 Huge Bedrooms. The downstairs features in-floor



heat as well as the garage. Plenty of storage space is located on the other side of the Rec/Games Room area and in the Mechanical Room. Another added bonus is this property is it has been upgraded with Central Air Conditioning so you can be comfortable during those Alberta hot summer nights! This property is located close to many Schools, Golf courses, and just a hop, skip, and a jump to the lake. If you're looking to enjoy Lake life, this is the property for you!

Built in 2006

### **Essential Information**

MLS® #	A2199834
Price	\$515,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,395
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	34 Lucky Place
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A9

### **Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated Garage

# of Garages 2

### **Interior**

Interior Features Central Vacuum, Granite Counters, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings

Heating In Floor, Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features BBQ gas line, Private Yard

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 6th, 2025

Days on Market 7

Zoning R5

### **Listing Details**

Listing Office Real Broker

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