

# \$399,000 - 103 Westview Drive, Sylvan Lake

MLS® #A2204497

**\$399,000**

5 Bedroom, 3.00 Bathroom, 1,104 sqft  
Residential on 0.20 Acres

Lakeview Heights, Sylvan Lake, Alberta

Newly renovated 5 bedroom home on a massive lot located close to schools and playgrounds right on the Sylvan Lake trail system! What more could you ask for? Situated in the lovely neighbourhood of Lakeview Heights, this cozy family home has tons of upgrades including new windows (2025), new furnace (2024), new plumbing (2023) and plenty more to offer! Walk into this cozy bi-level and feel right at home in the spacious living room with the added comfort of a wood burning fireplace. The newly updated kitchen features crisp white cabinetry and easy access to the back deck. Enjoy the fully fenced oversized backyard backing onto the Sylvan Lake pathway system, perfect for kids and pets to play. Back inside you'll find 3 bedrooms on the main level as well as a 4 piece bathroom. The primary suite offers views of the backyard and a lovely 2 piece ensuite. In the lower level you'll find a nice sized family room with big bright windows and laundry station. Not to mention 2 additional bedrooms and a 3 piece bathroom. Featuring tons of added value with recent upgrades, this is the perfect home for a growing family or a great potential investment property. The options are endless!

Built in 1978

## Essential Information

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Price	\$399,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,104
Acres	0.20
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	103 Westview Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1H7

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, See Remarks, Irregular Lot, Private

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	15
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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