

\$429,000 - 2 Mountain Place, Sylvan Lake

MLS® #A2187377

\$429,000

6 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.18 Acres

Lakeview Heights, Sylvan Lake, Alberta

Perfectly positioned for families on a cul-de-sac with a south facing backyard! Here's a fully finished home with 2234sqft of living space in the heart of Sylvan Lake. This house has everything you're looking for with 6 bedrooms (3 up/3 down), 3 bathrooms, fenced yard & a totally renovated with a dream kitchen. As you walk up, you'll notice the great curb appeal, large pie lot, mature trees & tidy landscaping. Located in the desired neighbourhood of Lakeview Heights, close to schools, walking trails & playgrounds. The functional living area features large north & south facing windows offering an abundance of light to your daily routine. The kitchen & dining area boast a bright south facing patio door, welcoming you into a fully fenced backyard with a massive rear deck, a great place for entertaining family & friends. The beautifully done kitchen features tile backsplash, quartz countertops, light cabinetry, large center island & a full stainless appliance package including gas stove. A ton of storage, LED lighting, & there's even a pot filler; every detail has been thought of in this amazing kitchen! The living room features a real wood burning fireplace, with gas assist for effortless fires on those cooler winter nights. Three good sized bedrooms complete the main floor, including master with 3pc ensuite & walk-in closet, plus another 4pc bath with a tub for the kids. This property offers flexibility, as one room could function as an office or den, an ideal



workplace for those who work from home.
Downstairs youâ€™ll find three more bedrooms, a massive rec room, laundry room, understairs storage closet for the Christmas decorations, & another 4pc bathroom! This home sits just one block from Fox Run Middle School, so plenty of parks & things to do for the kids. Sylvan Lake is Albertaâ€™s fastest growing community for good reason. Come see for yourself what this mature neighborhood & home has to offer!

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2187377 |
| Price | \$429,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,228 |
| Acres | 0.18 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 2 Mountain Place |
| Subdivision | Lakeview Heights |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 1H7 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 1 |
| Parking | None |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Microwave, Water Softener |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas Starter, Living Room, Mantle, Stone, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run |
| Lot Description | Back Yard, Landscaped, Backs on to Park/Green Space, Few Trees, Lawn, Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Aluminum Siding, Concrete |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 18th, 2025 |
| Days on Market | 21 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------------|
| Listing Office | Century 21 Advantage |
|----------------|----------------------|

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.