

# \$699,900 - 18 Lakeland Road, Sylvan Lake

MLS® #A2208564

**\$699,900**

3 Bedroom, 4.00 Bathroom, 2,250 sqft  
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Nestled in a serene neighborhood, in the most beautiful location, backing a greenspace and pond and trails, this stunning 3 bedroom home is more than just a place to live; it's a lifestyle waiting to be embraced. Imagine waking up each morning in a spacious primary suite, where sunlight dances through the windows, illuminating your personal retreat and if that isn't enough sunlight, move into the primary suite's own private sunroom. Also a 5pc ensuite bathroom with jetted tub. 2 additional bedrooms, 4pc bath and large family room complete this upper level. The heart of the home, the main floor expansive living space, welcomes you from the large foyer seamlessly flowing into a gourmet kitchen equipped with modern appliances and ample counter space, along with sit up eating island, open to dining and living areas, so it's perfect for entertaining guests or catching up with family. Elegant living space with fireplace and front office/library filled with natural light, main floor laundry and 2pc bath complete this level. Head down to the walkout basement, here you will find a large family room, great sized games area, 4pc bath and a flex room with many options for use. Step out the door to the closed in sun room that overlooks the parklike backyard setting, this room is wired for a hot tub. Open the windows and take in the fresh breeze or keep them closed and stay cozy and warm. This home is air conditioned, has infloor heat, RO system and water softner. Fenced and landscaped yard, 3 car garage with plenty



of room for all your things. This home is not just a property, it's a canvas for your family's memories.

Built in 2006

**Essential Information**

MLS® #	A2208564
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,250
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	18 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0A3

**Amenities**

Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Central Vacuum, Kitchen Island, Pantry, Double Vanity, Granite Counters, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Window Coverings, Washer/Dryer
Heating	Forced Air, In Floor

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	136
Zoning	R1

## Listing Details

Listing Office	RE/MAX real estate central alberta
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