

# \$799,990 - 180 Marina Bay Court, Sylvan Lake

MLS® #A2225504

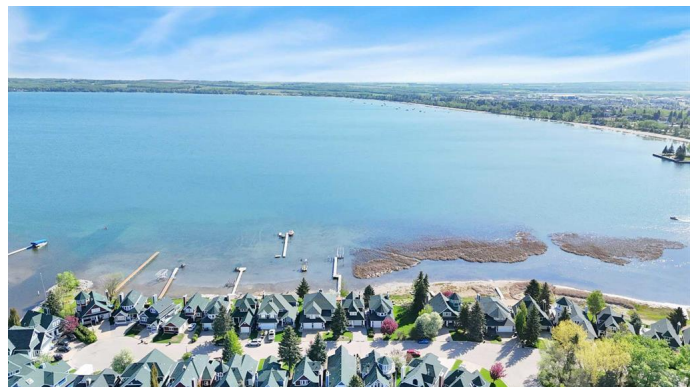
**\$799,990**

3 Bedroom, 2.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to 180 Marina Bay Court—a rare opportunity to own a lakefront home for under \$800K! Nestled in the prestigious Marina Bay community of Sylvan Lake, this property offers a serene waterfront lifestyle just minutes from downtown shops, restaurants, and year-round attractions. Whether you're heading into town or enjoying the lake, everything is within reach. This 3-bedroom, 2-bathroom home is perfectly situated on the shoreline with breathtaking lake views from both the main and upper levels. The layout is spacious, sun-filled, and designed for comfort—with vaulted ceilings, large windows, and seamless flow between indoor and outdoor spaces. Lovingly maintained and ready to enjoy, the home also provides a great opportunity to incorporate your own modern touches over time. Triple-pane windows help keep the home cool in the summer and cozy in the winter, while a newer on-demand hot water tank ensures reliable, energy-efficient hot water for years to come.

Step outside to your private backyard oasis where you'll find green space, mature trees, and a tranquil setting perfect for morning coffee or evening fires by the lake. Located on a quiet cul-de-sac, Marina Bay is a close-knit community known for its private marina, seasonal events, and relaxed, coastal vibe. Whether you're seeking a year-round home or the ultimate lakefront getaway, this is waterfront living at an exceptional value.



Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225504    |
| Price          | \$799,990   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,641       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 180 Marina Bay Court |
| Subdivision | Marina Bay           |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1E9              |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Boating, Clubhouse, Recreation Facilities            |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                    |
| Waterfront     | Lake Front                                           |

## Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Central Vacuum, French Door, Laminate Counters, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s) |
| Appliances        | See Remarks                                                                                                          |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                |
| Cooling           | None                                                                                                                 |
| Fireplace         | Yes                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                    |

|              |                   |
|--------------|-------------------|
| Fireplaces   | Gas, Living Room  |
| Has Basement | Yes               |
| Basement     | Crawl Space, None |

## Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Awning(s), Fire Pit                                |
| Lot Description   | Back Yard, Cul-De-Sac, Lake, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Siding                                        |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 9              |
| Zoning         | RMB            |
| HOA Fees       | 2953           |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.