

# \$569,900 - 63 Bardwell Way, Sylvan Lake

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MLS® #A2226367

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

BRAND NEW CONSTRUCTION | AUGUST POSSESSION - Situated in sought after Beacon Hill and only steps away from parks, playgrounds and schools, this modern 2 storey could be your family's next home! Built by Laebon Homes, this 2 storey Riley floorplan offers 1928 square feet above grade, a wide open floor plan filled with natural light, and modern finishes throughout. The kitchen is well appointed with two tone cabinetry, quartz counter tops, a large island with eating bar, stainless steel appliances, and a large walk-in pantry. The living area is spacious and bright with a large picture window overlooking the backyard, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with your own private 4 pce ensuite with his and hers sinks, shower, and a spacious walk-in closet. Two more bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the large bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be



completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226367    |
| Price          | \$569,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,928       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

Community Information

|             |                 |
|-------------|-----------------|
| Address     | 63 Bardwell Way |
| Subdivision | Beacon Hill     |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0V4         |

Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages   | 2                                                     |

Interior



Interior Features      Breakfast Bar, Closet Organ, Smoking Home, Open Floor Entrance, Storage, Walk-In C

Appliances             Dishwasher, Garage Contro

Heating                 Forced Air, Natural Gas

Cooling                  None

Has Basement          Yes

Basement               Full, Unfinished

Exterior

Exterior Features      Private Entrance, Private Yar

Lot Description        Back Lane, Back Yard, Front

Roof                      Asphalt Shingle

Construction          Concrete, Vinyl Siding, Wood

Foundation            Poured Concrete

Additional Information

Date Listed             June 4th, 2025

Days on Market        78

Zoning                   R1A

Listing Details

Listing Office           RE/MAX real estate central alberta



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