

\$449,900 - 38 Brookstone Drive, Sylvan Lake

MLS® #A2230892

\$449,900

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

This thoughtfully designed 4-bedroom, 3-bathroom home offers the perfect family-friendly layout, with tall ceilings, an airy open concept, and sunshine pouring through the main living spaces. Welcome to this immaculate and move-in-ready 1211 sq ft bi-level located directly across from Beacon Hill Elementary – watch your kids walk to school right from your living room window! Now upgraded with air conditioning, you’ll stay cool and comfortable all summer long while enjoying the bright west-facing living room and stunning kitchen featuring two-toned cabinetry, timeless white quartz countertops, a beautiful backsplash, and a custom hood fan. This area was designed for entertaining and modern family living.

The main floor includes a stylish full bathroom, convenient secondary bedroom and a spacious primary suite with a walk-in closet and private 3-piece ensuite.

Downstairs offers a stylish, wide staircase adding to the open and bright basement. There are two more generously sized bedrooms, a full bathroom and plenty of space for movie nights, kids’ playtime, or entertaining guests - a perfect place for making memories.

Outside, the west-facing backyard has loads of space for family fun and is fully fenced with a parking pad and back alley access – ideal for future garage development.

This newer home combines modern finishes, family functionality, and now, the comfort of



central A/C â€” donâ€™t miss your chance at this beautiful property!

Built in 2019

Essential Information

MLS® #	A2230892
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,211
Acres	0.10
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	38 Brookstone Drive
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M9

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad, On Street

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R5

Listing Details

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

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.