

# \$434,900 - 42 Concord Rise, Sylvan Lake

MLS® #A2238461

## \$434,900

3 Bedroom, 3.00 Bathroom, 1,456 sqft  
Residential on 0.08 Acres

Crestview, Sylvan Lake, Alberta

Don't miss out on Falcon Homes newest project. This brand new semidetached home offers a spacious design in this desired family friendly community. Just minutes to the water and endless recreational opportunities. Here you can enjoy community parks, playgrounds, dry pond and open spaces with pathways throughout. Large foyer greets you as you enter with 2 piece bath adjacent to garage entry. Open concept kitchen/dining with quartz countertops. Dining area with direct access to your south facing deck. Living room is kept bright and cheery with large windows allowing lots of natural light. Easy to care for vinyl plank flooring throughout main floor. Upstairs features 3 bedrooms, including a large master with 3 piece ensuite and walk in closet. Convenient upper floor laundry. A 4 piece bath completes this floor. Partially landscaped with front yard sod only, back yard not landscaped.



Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2238461  |
| Price          | \$434,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,456     |
| Acres          | 0.08      |

|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 42 Concord Rise |
| Subdivision | Crestview       |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0N7         |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Garbage Collection, Natural Gas Connected |
| Parking Spaces | 1  |
| Parking        | Concrete Driveway, Single Garage Attached                        |
| # of Garages   | 1  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Quartz Counters, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator |
| Heating           | Forced Air, Natural Gas                             |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished                                    |

### **Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 10              |
| Zoning         | R5A             |

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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