

\$429,900 - 9 Garden Court, Sylvan Lake

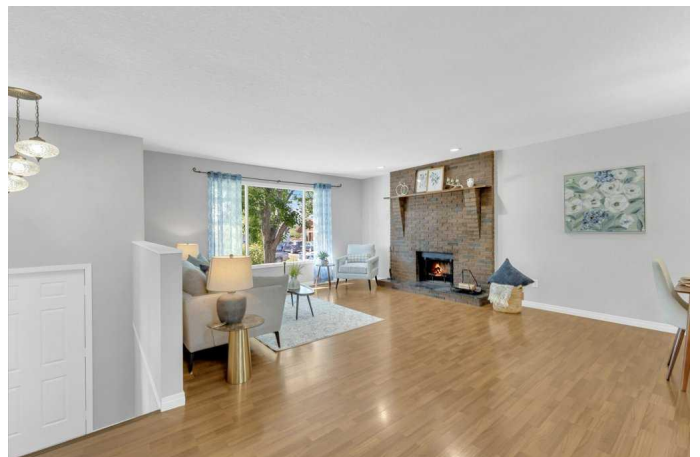
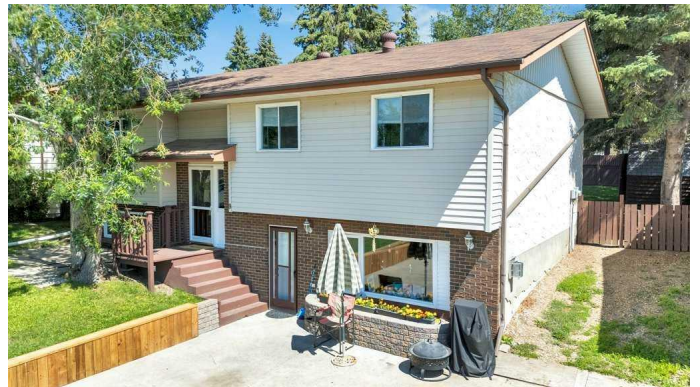
MLS® #A2245065

\$429,900

5 Bedroom, 3.00 Bathroom, 1,195 sqft
Residential on 0.17 Acres

Lakeview Heights, Sylvan Lake, Alberta

A Storybook Setting with Real-World Returns - LEGALLY SUITED in Sylvan Lake. Tucked in a quiet established close, this legally suited home offers the charm of a mature lot and the freedom - whether you're dreaming of your FIRST HOME, or a smart AIRBnB opportunity. Step inside the UPPER SUITE, where natural light pours through BIG WINDOWS, highlighting a FRESHLY PAINTED OPEN-CONCEPT layout. A cozy living room with a FIREPLACE, spacious dining area, and a generous kitchen flow seamlessly to a massive TWO-TIERED DECK - your own private escape. Three bedrooms, including a 3 piece ensuite, a full 4 piece bathroom and in-suite laundry round out the space with comfort and function. Below, the legal suite tells its own story - with BRIGHT, OPEN-CONCEPT DESIGN, another FIREPLACE, a full kitchen, and dining area, 2 bedrooms, a 3 piece bathroom and separate laundry room. BIG WINDOWS make it feel like anything but a basement. Outside, a large DRIVE WAY and extra GRAVEL PAD offer plenty of parking - ideal for guests or tenants. Located just minutes from the LAKE, and walking distance to local schools, cafes, restaurants, and more - this home offers both lifestyle and leverage. Sylvan Lake is a growing community known for its YEAR-ROUND RECREATION, small town warmth, and strong RENTAL DEMAND. A place to start your journey - and let it grow.



Built in 1978

Essential Information

MLS® #	A2245065
Price	\$429,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,195
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9 Garden Court
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M4

Amenities

Parking Spaces	2
Parking	Front Drive, Off Street, On Street, Parking Pad, Driveway

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	15
Zoning	R1

Listing Details

Listing Office	CIR Realty
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