

\$449,000 - 1 Aspen Drive, Sylvan Lake

MLS® #A2194663

\$449,000

4 Bedroom, 3.00 Bathroom, 1,176 sqft
Residential on 0.18 Acres

Lakeview Heights, Sylvan Lake, Alberta

Welcome home! This delightful four-bedroom, three-bathroom residence offers 1,176 square feet of thoughtfully designed living space, perfect for families seeking comfort and convenience. Step inside to discover a home that's ready for immediate enjoyment, thanks to recent updates including fresh paint throughout, new carpets, new toilets, new garburator, and a new hot water tank. The primary bedroom provides a peaceful retreat, while three additional bedrooms offer plenty of space for family members or guests. The kitchen is equipped with modern conveniences including a practical garbage compactor. Water quality is never a concern with the installed reverse osmosis system and water softener, ensuring crystal-clear water throughout the home. Natural gas hookups for the stove and dryer add to the home's functionality, while the deck features a convenient natural gas connection for your barbecue gatherings. The basement is fully finished with a pellet stove and a large family room and two bedrooms and a bathroom. The 826 sq. ft. oversize garage is a handyman's haven, featuring 220V power, a sink, central vacuum hook up and attachments and a newly installed heater to keep your workspace comfortable year-round. RV enthusiasts will appreciate the dedicated RV pad, making it easy to maintain and store your recreational vehicle right at home. This home also features a built-in diesel generator, providing peace of mind during power outages and ensuring your



family stays comfortable regardless of weather conditions. The entire home has been updated with modern plumbing, with Poly B replacement throughout. Outdoor living reaches new heights with this property's impressive amenities. Take a refreshing dip in the gas-heated pool during summer months, or unwind year-round in the professionally maintained Arctic spa hot tub, complete with a sheltering gazebo. The hot tub is expertly winterized, ensuring four-season enjoyment in Alberta's varying climate. For everyday conveniences, shopping is just a quick drive away. The property's thoughtful layout maximizes both indoor comfort and outdoor enjoyment, creating a perfect balance for year-round living. The spacious lot provides ample room for gardening, outdoor activities, or simply enjoying the peaceful Alberta surroundings. Whether you're hosting summer pool parties or enjoying cozy winter evenings in the hot tub, this home offers something for every season.

Built in 1989

Essential Information

MLS® #	A2194663
Price	\$449,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	0.18
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1 Aspen Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1H5

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Parking Pad, Additional Parking, Insulated, Oversized, See Remarks, RV Access/Parking
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, Storage, Central Vacuum
Appliances	Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Trash Compactor, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Pellet Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Landscaped, Lawn, Corner Lot, Gazebo, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2025
Days on Market	46
Zoning	R1

Listing Details

Listing Office Century 21 Bravo Realty

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