

# \$429,000 - 2 Mountain Place, Sylvan Lake

MLS® #A2187377

**\$429,000**

6 Bedroom, 3.00 Bathroom, 1,228 sqft

Residential on 0.18 Acres

Lakeview Heights, Sylvan Lake, Alberta

Perfectly positioned for families on a cul-de-sac with a south facing backyard! Here's a fully finished home with 2234sqft of living space in the heart of Sylvan Lake. This house has everything you're looking for with 6 bedrooms (3 up/3 down), 3 bathrooms, fenced yard & a totally renovated with a dream kitchen. As you walk up, you'll notice the great curb appeal, large pie lot, mature trees & tidy landscaping. Located in the desired neighbourhood of Lakeview Heights, close to schools, walking trails & playgrounds. The functional living area features large north & south facing windows offering an abundance of light to your daily routine. The kitchen & dining area boast a bright south facing patio door, welcoming you into a fully fenced backyard with a massive rear deck, a great place for entertaining family & friends. The beautifully done kitchen features tile backsplash, quartz countertops, light cabinetry, large center island & a full stainless appliance package including gas stove. A ton of storage, LED lighting, & there's even a pot filler; every detail has been thought of in this amazing kitchen! The living room features a real wood burning fireplace, with gas assist for effortless fires on those cooler winter nights. Three good sized bedrooms complete the main floor, including master with 3pc ensuite & walk-in closet, plus another 4pc bath with a tub for the kids. This property offers flexibility, as one room could function as an office or den, an ideal



workplace for those who work from home.  
Downstairs youâ€™ll find three more bedrooms, a massive rec room, laundry room, understairs storage closet for the Christmas decorations, & another 4pc bathroom! This home sits just one block from Fox Run Middle School, so plenty of parks & things to do for the kids. Sylvan Lake is Albertaâ€™s fastest growing community for good reason. Come see for yourself what this mature neighborhood & home has to offer!

Built in 1978

**Essential Information**

MLS® #	A2187377
Price	\$429,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.18
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	2 Mountain Place
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1H7

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	None

## Interior

Interior Features	Kitchen Island, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Stove, Microwave, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Few Trees, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	April 18th, 2025
Days on Market	18
Zoning	R1

## Listing Details

Listing Office	Century 21 Advantage
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