

\$387,000 - 1 Westin Place, Sylvan Lake

MLS® #A2253280

\$387,000

3 Bedroom, 2.00 Bathroom, 936 sqft
Residential on 0.10 Acres

Willow Springs, Sylvan Lake, Alberta

Welcome to this well-kept 1/2 duplex located on a quiet close by a walking path in the town of Sylvan Lake. Perfect for adult living (45+), this home offers an inviting open floor plan filled with natural light. The spacious living room features a cozy gas fireplace and flows seamlessly into the dining area and kitchen, where you'll enjoy ample cabinetry, a pantry, and quartz countertops. The large primary bedroom offers plenty of comfort, while the 4-piece main bathroom, generous second bedroom, and convenient main floor laundry complete the main level. The basement is partially finished with framing, drywall, and a completed 3-piece bathroom—plus tile for the ceiling is included. Recent upgrades include a new hot water tank, new shingles, and air conditioning (2021). Additional features include a single-car attached garage, a covered deck, a fully fenced backyard, and a handy storage shed. With no condo fees and only a \$100 yearly association charge, you'll appreciate the affordability and convenience of ownership here. Living in Sylvan Lake means you're just minutes from the water for boating, swimming, and year-round recreation, as well as golf courses, shops, restaurants, and all the amenities of this vibrant lakeside community.

Built in 2000

Essential Information



MLS® #	A2253280
Price	\$387,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1 Westin Place
Subdivision	Willow Springs
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2G9

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	11
Zoning	R2

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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