

# \$449,900 - 16 Violet Point, Sylvan Lake

MLS® #A2233297

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.06 Acres

Vista, Sylvan Lake, Alberta

Nestled on a peak overlooking the shores of Sylvan Lake, this home presents a unique opportunity for professionals and families seeking an idyllic lakeside lifestyle. This exquisite block of units boasts well-appointed bedrooms, complimented by two full bathrooms and a convenient half bath/laundry room on main level. Upstairs the master bedroom is a sanctuary of relaxation with a modern tiled shower enclosed by glass doors. The contemporary open floor plan invites you to a realm of sophistication featuring a spacious kitchen complete with large island, design inspired cabinetry and sleek quartz countertops. The living area, illuminated by large windows provides lake views and seamless access to a front deck constructed with a durable dura-deck decking, chic brick feature walls and elegant glass railing. Experience cozy evenings by the electric fireplace, framed by a stylish brick feature. The dining rooms sliding glass doors open to a sizeable back deck leading to an expansive backyard with a paved alley. The tandem garage offers ample parking for 2 vehicles.

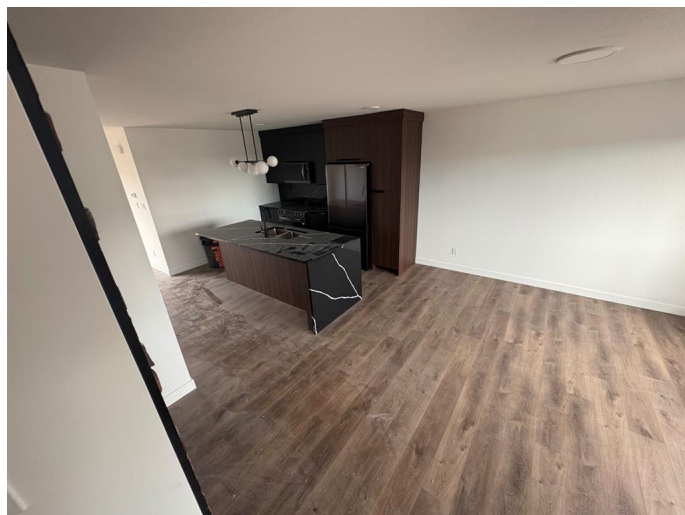
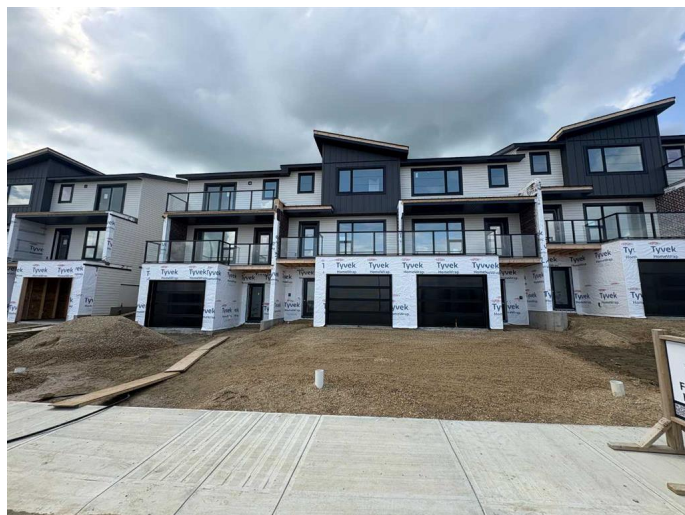
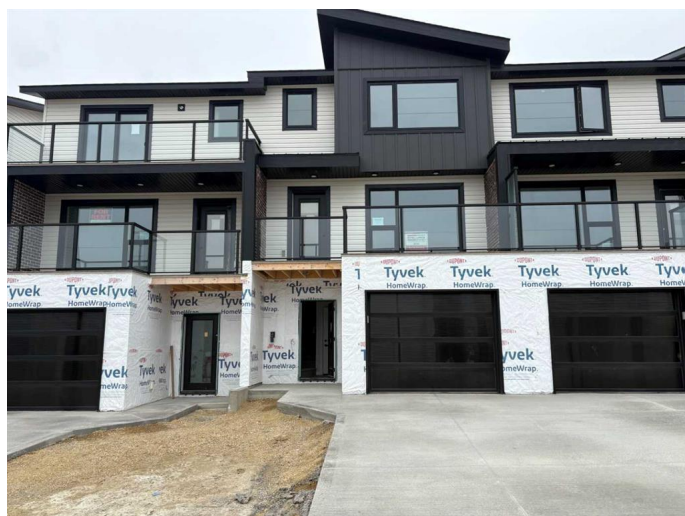
Built in 2025

## Essential Information

MLS® # A2233297

Price \$449,900

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	16 Violet Point
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0X1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Electric
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete, Slab

### **Additional Information**

Date Listed                  June 23rd, 2025

Days on Market              49

Zoning                         R3

### **Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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