

\$557,900 - 75 Bardwell Way, Sylvan Lake

MLS® #A2248336

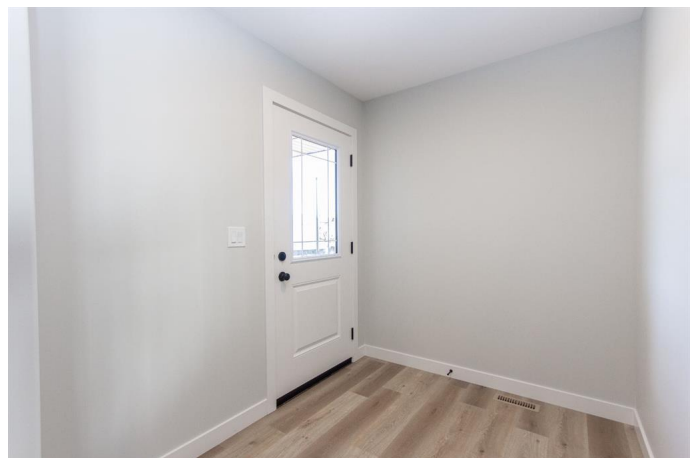
\$557,900

3 Bedroom, 3.00 Bathroom, 1,860 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

Situated in sought after Beacon Hill and built by Laebon Homes, this brand new 2 Storey could be your family's next home in Sylvan Lake! Designed with a family in mind, this spacious 1860 sq ft plan offers a wide open living space with vinyl plank flooring, large windows, and modern finishes throughout. The nicely appointed kitchen offers raised two toned cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a walk in pantry. The living area is bright and spacious, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious bonus room, two nicely sized kids rooms each with their own walk in closet, a shared 4 pce bathroom, and conveniently located laundry. The large primary suite offers a 4 pce ensuite with walk in shower, dual vanities, private water closet, and a spacious walk in closet. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Front sod, and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!



Built in 2025

Essential Information

MLS® #	A2248336
Price	\$557,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,860
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	75 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V4

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Off Street, Concrete Driveway
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 25th, 2025
Days on Market	4
Zoning	R1A

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.