

# \$1,399,900 - 79 Birchcliff Road, Birchcliff

MLS® #A2256785

**\$1,399,900**

3 Bedroom, 1.00 Bathroom, 1,044 sqft

Residential on 0.23 Acres

NONE, Birchcliff, Alberta

Welcome to your dream lakefront getaway! Nestled on the sunny side of Sylvan Lake, this beautifully renovated cabin sits on a level 50x203â€™™ lot with 50 feet of pristine shoreline and stunning southwest-facing views. With full riparian rights and some of the best sunset views on the lake, this is a rare opportunity to enjoy both privacy and prime water access year-round. The cozy yet spacious 1,044 sqft cabin features 3 bedrooms and 1 full bath, all recently updated with stylish finishes. Step inside and fall in love with the warmth of the wood panel ceilings, corner wood-burning fireplace, and the perfect blend of rustic charm and modern convenience. Recent upgrades include a brand new kitchen, new flooring, updated lighting, and a refreshed bathroom with new shower, vanity, and toilet. The home is also equipped with new appliances (fridge, stove, dishwasher, washer, and dryer), on-demand hot water, a new furnace, new shingles, and eavestroughs â€” making it fully move-in ready and fully winterized for year-round enjoyment. Modern touches include the ability to charge an electric vehicle, perfect for todayâ€™™s environmentally conscious homeowner. Outside, the home continues to impress with extensive landscaping, RV parking pad and a large deck perfect for morning coffees or evening wine overlooking the lake. Whether you're swimming, boating, or relaxing by the fire, this property delivers the ultimate lake life experience.



Built in 1975

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256785    |
| Price          | \$1,399,900 |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,044       |
| Acres          | 0.23        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 79 Birchcliff Road |
| Subdivision | NONE               |
| City        | Birchcliff         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4S 1R6            |

## Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 10                           |
| Parking        | Gravel Driveway, Parking Pad |
| Waterfront     | Lake Front                   |

## Interior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Interior Features | Kitchen Island, Master Downstairs             |
| Appliances        | See Remarks                                   |
| Heating           | Forced Air, Natural Gas                       |
| Cooling           | None                                          |
| Fireplace         | Yes                                           |
| # of Fireplaces   | 1                                             |
| Fireplaces        | Living Room, Wood Burning, Wood Burning Stove |
| Basement          | None                                          |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Private Yard                                                 |
| Lot Description   | Landscaped, Lawn, No Neighbours Behind, Private, Beach, Lake |
| Roof              | Asphalt Shingle                                              |
| Construction      | Wood Frame                                                   |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 4                    |
| Zoning         | RL                   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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