

\$459,000 - 3 Brookstone Drive, Sylvan Lake

MLS® #A2202383

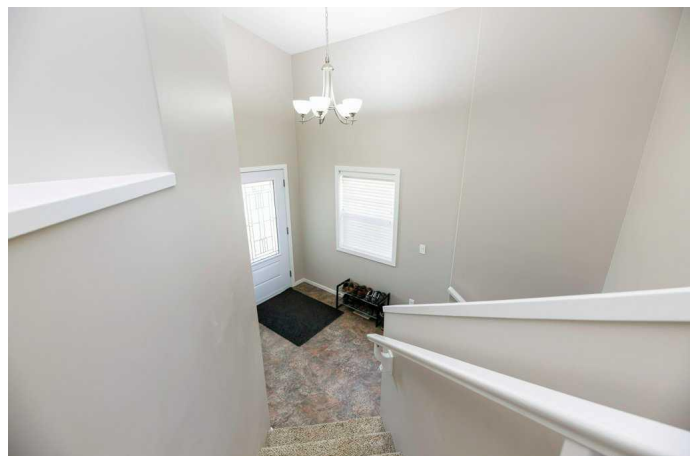
\$459,000

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

Located in the desirable Beacon Hill subdivision of Sylvan Lake, this beautiful home offers a bright and airy open-concept floor plan with modern finishes throughout. Vaulted ceilings and large windows flood the space with natural light, enhancing the contemporary design. The main living area seamlessly connects the kitchen, dining, and living spaces, making it perfect for entertaining. The kitchen features wood cabinets, a large island, a built-in microwave, and a walk-in pantry. Double patio doors with phantom screens open onto a spacious back deck, perfect for enjoying the outdoors. The home is equipped with a full water filtration system, including a water softener, chlorine remover, new hot water tank in 2025, and garburator for added convenience. The main level features two bedrooms, including a spacious primary suite with a walk-in closet and a private three-piece ensuite, along with an additional four-piece bathroom. The fully finished basement with all new carpet is open and bright, offering a fantastic recreation space with a wet bar, two additional bedrooms, a three-piece bathroom, and a laundry room. Completing this exceptional property is a single detached insulated garage. New hot water tank just installed! A must-see home in a charming and welcoming neighborhood!



Built in 2014

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202383 |
| Price | \$459,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,211 |
| Acres | 0.10 |
| Year Built | 2014 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3 Brookstone Drive |
| Subdivision | Beacon Hill |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0M1 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Additional Parking, Gravel Driveway, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Water Softener |
| Heating | In Floor, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | None |
| Lot Description | Landscaped, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 37 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.