

# \$569,900 - 39 Lindman Close, Sylvan Lake

MLS® #A2211269

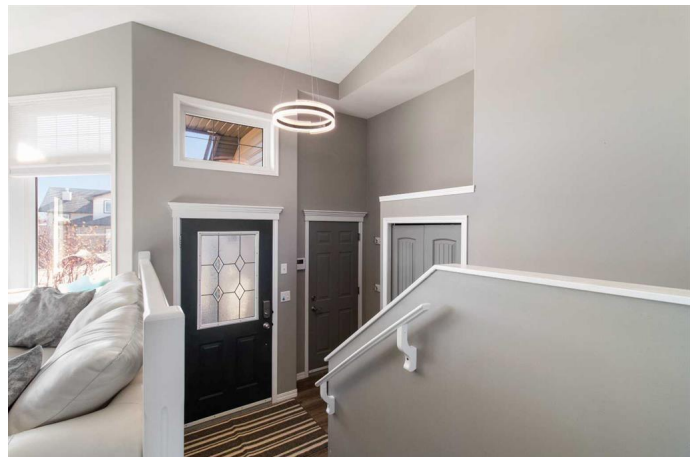
**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,220 sqft

Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Spacious Family Home with Stunning Sunsets & Private Backyard Oasis! Welcome to this warm and inviting 5-bedroom, 3-bathroom bi-level home, offering 1,220 sq ft of comfortable living space designed with family in mind. Nestled in a peaceful neighborhood, this home is perfect for growing families who value space, sunlight, and stylish touches throughout. Step inside to a bright and airy front living room, where three oversized east-facing windows flood the space with morning light. The floor-to-ceiling stone fireplace becomes a stunning focal point, drawing your eye up to the vaulted ceilings and enhancing the home's open-concept charm. The heart of the home is the stylish kitchen featuring newer quartz countertops, a fresh backsplash, and a corner pantry for extra storage. A central island with a built-in computer workspace adds both function and convenience for daily living. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a 3-piece ensuite, walk-in closet, and built-in vanity desk. Two additional west-facing bedrooms offer plenty of space for kids to play and relax. Step out onto your large west-facing deck—perfect for soaking in breathtaking sunsets. The new patio doors open to an extended deck with a gazebo, ideal for entertaining or simply unwinding after a long day. The lower level offers even more living space with two additional bedrooms, a full bathroom, a laundry room, and a sprawling



family room ready for movie nights or gatherings, also included, underfloor heat to make it cozy. The backyard is truly a private retreat—featuring a stamped concrete patio, a custom waterfall, a hot tub, and a bar railing perfect for hosting friends and family. Not to forget the year round lighting on the exterior of the house, controlled by an app on your phone for convenience. Don't miss your chance to own this beautiful, family-friendly home with exceptional indoor and outdoor living!

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211269    |
| Price          | \$569,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,220       |
| Acres          | 0.15        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 39 Lindman Close |
| Subdivision | Lakeway Landing  |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 2M5          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows                                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings |
| Heating           | Central, In Floor, Forced Air                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                                               |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard, Fire Pit                            |
| Lot Description   | Back Lane, Landscaped, Private, Gazebo, Waterfall                        |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Composite Siding, Concrete, Vinyl Siding, Wood Frame, See Remarks |
| Foundation        | Poured Concrete, See Remarks                                             |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 7                |
| Zoning         | R1               |

## Listing Details

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

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