

# \$234,900 - 64 Westview Drive, Sylvan Lake

MLS® #A2205586

**\$234,900**

3 Bedroom, 1.00 Bathroom, 627 sqft

Residential on 0.10 Acres

Lakeview Heights, Sylvan Lake, Alberta

Here is an opportunity for a buyer or investor who isn't afraid to address some of the cosmetics in this property. Three bedroom One bath bi level with over 4000 sq/ft of lot space. Main level features living room, Laundry and storage room, leading to the kitchen and dining area, and a walkout to the west facing deck and large backyard. In the basement 3 fair sized rooms and a 4 piece bathroom complete the living arrangements. While the property needs some work, key big ticket items that have been addressed include: Furnace (8 years old), windows have been replaced (last 3-5 years) and the shingles were replaced (2024), this can make a great first time buyers property or investment without the hassles of a HOA or prohibitive condo fees. Within walking distance of Ecole Mother Theresa and Beacon Heights Elementary, not to mention just a few minutes away from the Lake.

Built in 1977

## Essential Information

MLS® #	A2205586
Price	\$234,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	627
Acres	0.10



Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	64 Westview Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1H7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Wood

### Additional Information

Date Listed	March 26th, 2025
Days on Market	45
Zoning	R2

### Listing Details

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