

# \$609,900 - 57 Bardwell Way, Sylvan Lake

MLS® #A2226363

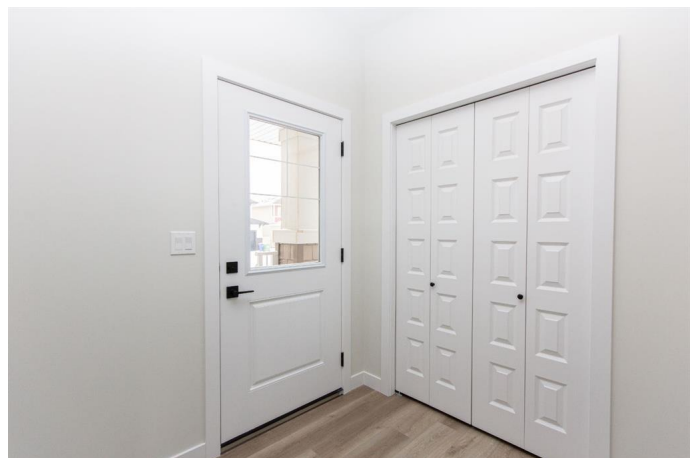
**\$609,900**

3 Bedroom, 3.00 Bathroom, 2,135 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! This best selling Lyndon floor plan offers a wide open living space with 9' main floor ceilings, large bedrooms, 2nd floor laundry, and a large upper floor bonus room. A large entry way flows into the spacious living space, and the kitchen features raised cabinetry accented with quartz counter tops, stainless steel appliances, a large island with eating bar, and a convenient walk-in pantry. The second floor offers a large primary suite with a spa-like 5 pce ensuite with a free standing soaker tub, dual sinks, 5' shower, a private water closet, and a spacious walk in closet. The second and third bedrooms are generously sized, and you'll love ending your day in the huge bonus room which makes the perfect space for family movie nights or a relaxing space to wind down. 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. Poured concrete front driveway, 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. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home



built previously and do not necessarily reflect finished and colours used in this home.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226363    |
| Price          | \$609,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,135       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 57 Bardwell Way |
| Subdivision | Beacon Hill     |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0V4         |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages   | 2   |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s), Breakfast Bar |
| 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 Yard, Private Entrance                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Front Yard, Interior Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame, Concrete                              |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 46             |
| Zoning         | R1A            |

## Listing Details

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

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