

\$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 | 42 |
| Zoning | R2 |

Listing Details

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