

# \$395,900 - 25 Crestview Boulevard, Sylvan Lake

MLS® #A2213645

**\$395,900**

4 Bedroom, 3.00 Bathroom, 1,268 sqft

Residential on 0.06 Acres

Crestview, Sylvan Lake, Alberta

**\*\*\*ABSOLUTELY STUNNING 4 BED/3 BATH,  
2 STOREY TOWNHOUSE, FULLY  
UPGRADED WITH DETACHED GARAGE\*\*\*.**

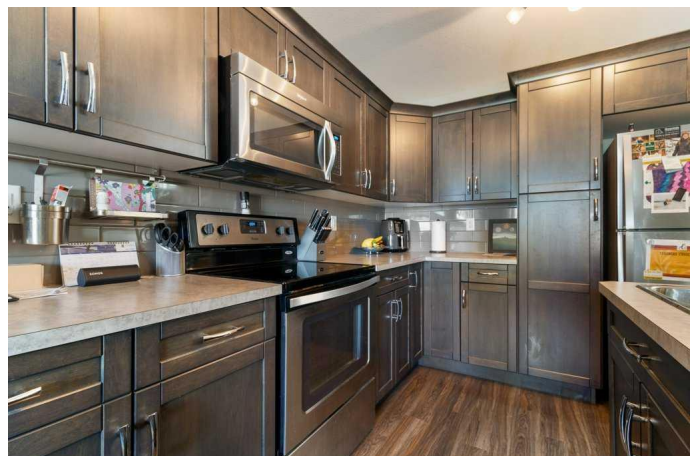
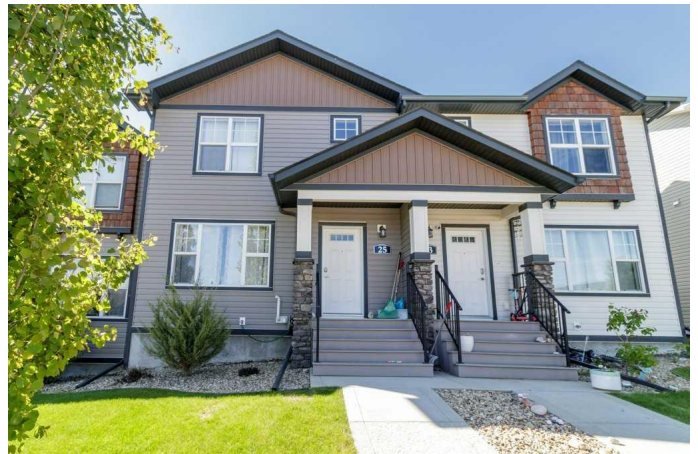
This well maintained townhouse shows beautifully with every area built with the highest quality! The main level boasts a fantastic living room, large windows throughout for tons of natural light, and hard surfaced flooring and carpet in the bedrooms. The beautiful kitchen boasts loads of custom cabinets, tons of counter space, tiled backsplash, stainless steel appliances, and large island with eat up bar. It overlooks a nice dining room and the living room. The main bathroom and entrance foyer finish this level off. Head upstairs to 3 bedrooms, full bathroom, and an amazing master bedroom with walk-in closet. The basement is fully finished and is perfect with a large 4th bedroom, full bathroom, laundry, and spacious living room. The fully finished yard has a two tiered deck overlooking the fully fenced and low maintenance landscaped backyard with an oversized single garage that is sheeted and insulated plus a gravel parking pad, plenty of room for all your toys and trailers. Easy access to highway 11, close to schools, shopping, and town walking paths.

Built in 2015

## Essential Information

MLS® #

A2213645



|                |               |
|----------------|---------------|
| Price          | \$395,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,268         |
| Acres          | 0.06          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 25 Crestview Boulevard |
| Subdivision | Crestview              |
| City        | Sylvan Lake            |
| County      | Red Deer County        |
| Province    | Alberta                |
| Postal Code | T4S 0L6                |

### Amenities

|                |                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                         |
| Parking        | Gravel Driveway, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                                                         |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                                                    |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Lane, Back Yard, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 2                |
| Zoning         | R3               |

### **Listing Details**

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

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