

# \$774,990 - 180 Marina Bay Court, Sylvan Lake

MLS® #A2225504

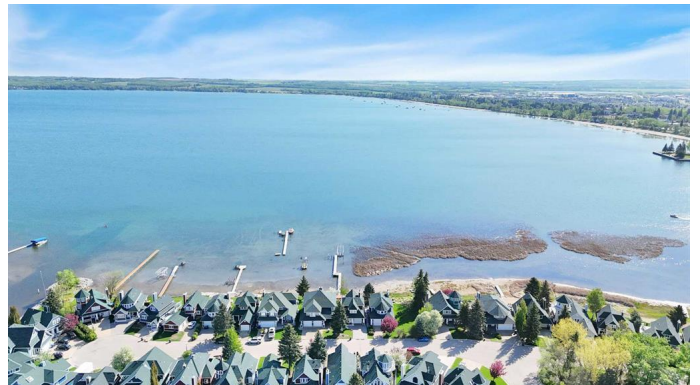
**\$774,990**

3 Bedroom, 2.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to 180 Marina Bay Court—a rare opportunity to own a lakefront home for under \$800K! Nestled in the prestigious Marina Bay community of Sylvan Lake, this property offers a serene waterfront lifestyle just minutes from downtown shops, restaurants, and year-round attractions. Whether you're heading into town or enjoying the lake, everything is within reach. This 3-bedroom, 2-bathroom home is perfectly situated on the shoreline with breathtaking lake views from both the main and upper levels. The layout is spacious, sun-filled, and designed for comfort—with vaulted ceilings, large windows, and seamless flow between indoor and outdoor spaces. Lovingly maintained and ready to enjoy, the home also provides a great opportunity to incorporate your own modern touches over time. Triple-pane windows help keep the home cool in the summer and cozy in the winter, while a newer on-demand hot water tank ensures reliable, energy-efficient hot water for years to come.

Step outside to your private backyard oasis where you'll find green space, mature trees, and a tranquil setting perfect for morning coffee or evening fires by the lake. Located on a quiet cul-de-sac, Marina Bay is a close-knit community known for its private marina, seasonal events, and relaxed, coastal vibe. Whether you're seeking a year-round home or the ultimate lakefront getaway, this is waterfront living at an exceptional value.



Built in 1990

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225504    |
| Price          | \$774,990   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,641       |
| Acres          | 0.09        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 180 Marina Bay Court |
| Subdivision | Marina Bay           |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1E9              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Boating, Clubhouse, Recreation Facilities            |
| Parking Spaces | 2  |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1  |
| Waterfront     | Lake Front   |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bookcases, Central Vacuum, French Door, Laminate Counters, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s) |
| Appliances        | See Remarks  |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                   |
|--------------|-------------------|
| Fireplaces   | Gas, Living Room  |
| Has Basement | Yes               |
| Basement     | Crawl Space, None |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Awning(s), Fire Pit                                |
| Lot Description   | Back Yard, Cul-De-Sac, Lake, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Wood Siding  |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 60             |
| Zoning         | RMB            |
| HOA Fees       | 2953           |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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