

# \$569,900 - 63 Bardwell Way, Sylvan Lake

MLS® #A2250817

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,928 sqft  
Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

**BRAND NEW CONSTRUCTION | IMMEDIATE POSSESSION** - Situated in sought after Beacon Hill and only steps away from parks, playgrounds and schools, this modern 2 storey could be your family's next home! Built by Laebon Homes, this 2 storey Riley floorplan offers 1928 square feet above grade, a wide open floor plan filled with natural light, and modern finishes throughout. The kitchen is well appointed with two tone cabinetry, quartz counter tops, a large island with eating bar, stainless steel appliances, and a large walk-in pantry. The living area is spacious and bright with a large picture window overlooking the backyard, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with your own private 4 pce ensuite with his and hers sinks, shower, and a spacious walk-in closet. Two more bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the large 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. 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.

Built in 2025

**Essential Information**

MLS® #	A2250817
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,928
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	63 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	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
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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 Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Days on Market	1
Zoning	R1A

## Listing Details

Listing Office	RE/MAX real estate central alberta
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