

# \$419,900 - 56 Lakeview Crescent, Sylvan Lake

MLS® #A2252534

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,458 sqft  
Residential on 0.17 Acres

Lakeview Heights, Sylvan Lake, Alberta

This well-maintained detached home in Lakeview Heights offers over 1,400 square feet of comfortable living space and a layout designed for functionality and flow. With three large bedrooms, including a spacious primary suite featuring a rare 3-piece ensuite, this home delivers space and comfort not often found in homes of this era. The main floor boasts a large living room with a wood-burning fireplace, creating a cozy, welcoming vibe, while the adjacent dining room offers ample space for gatherings and flows nicely into the kitchen. Practical features include a single attached garage and a wide driveway with plenty of additional parking space. But what truly sets this home apart is the incredible backyard: situated on an oversized west-facing lot, it features a brand new two-tiered deck, mature trees, perennials, and open westward views – ideal for summer evenings and entertaining guests. Located in Lakeview Heights, this home offers great value with its blend of indoor space, outdoor potential, and unique features like the ensuite and fireplace. Whether you're a first-time buyer, downsizing, or simply looking for more space inside and out, this property checks all the right boxes.

Built in 1978

## Essential Information

MLS® #	A2252534
Price	\$419,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.17
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	56 Lakeview Crescent
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J7

### Amenities

Parking Spaces	5
Parking	Additional Parking, Concrete Driveway, Driveway, Oversized, RV Access/Parking, Single Garage Attached, Paved
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
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Lot Description	Back Yard, Fruit Trees/Shrub(s), Gentle Sloping
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 29th, 2025
Days on Market	1
Zoning	R1

### **Listing Details**

Listing Office	CIR Realty
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