# \$449,000 - 8 Springfield Boulevard, Sylvan Lake

MLS® #A2212421

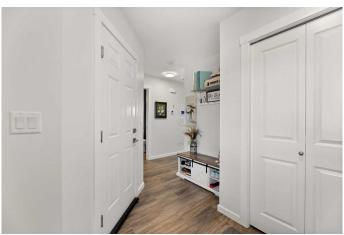
## \$449,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft Residential on 0.07 Acres

Sixty West, Sylvan Lake, Alberta

Located in the coveted Sixty West community, this two-storey home offers ample space and smart design. With parks, walking trails, and a playground nearby, you'll enjoy easy access to scenic outdoor spaces and everyday essentials. The main floor features an open-concept living and dining area, ideal for relaxing or hosting guests. The kitchen includes a large centre island, abundant counter space, and a walk-in pantry for extra storage. Essential appliances are included: a refrigerator, electric stove, microwave, and dishwasher. Vinyl flooring throughout the main floor provides durability and ease of maintenance, and a two-piece bathroom, along with direct garage access, adds practicality. Upstairs, the primary bedroom boasts a walk-in closet and a three-piece ensuite. Two additional bedrooms offer flexible space for a growing family, guests, or a home office. The upstairs is carpeted for comfort, while the full four-piece bathroom features easy-to-clean flooring. A laundry closet with an included washer and dryer rounds out the second level. The finished basement provides even more living space, with a hobby room, two storage closets, and a mechanical room to keep everything organized. Outside, a private deck and terrace provide a quiet retreat, while the attached garage offers secure parking with additional storage. This home is designed with practicality and comfort in mind, all in a location that's hard to beat. Book your private showing today!







### **Essential Information**

MLS® # A2212421 Price \$449,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,456 Acres 0.07 Year Built 2018

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

## **Community Information**

Address 8 Springfield Boulevard

Subdivision Sixty West
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0S5

#### **Amenities**

Parking Spaces 3

Parking Garage Door Opener, Garage Faces Front, Single Garage Attached,

**Shared Driveway** 

# of Garages 1

#### Interior

Interior Features Kitchen Island, Pantry, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Entrance

Lot Description Back Yard, Cul-De-Sac, No Neighbours Behind, Paved, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 15th, 2025

Days on Market 13

Zoning R5A

# **Listing Details**

Listing Office Century 21 Bravo Realty

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