

# \$489,900 - 9 Lyon Crescent, Sylvan Lake

MLS® #A2219326

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL IN LAKEWAY LANDING ~ HEATED DOUBLE ATTACHED GARAGE ~ SUNNY SOUTH FACING BACKYARD ~ IMMEDIATE POSSESSION AVAILABLE ~ Spacious foyer welcomes you and opens to the main floor with vaulted ceilings ~ The living room features floor to ceiling bay windows that overlook the front yard and allow for plenty of natural light to flow ~ Easily host large gatherings in the generous size dining room with garden door access to the south facing deck and patio ~ The kitchen offers plenty of oak cabinets, ample quartz counter tops including an island with an eating bar, full tile backsplash, window above the sink and a walk in corner pantry ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has dual closets and a 4 piece ensuite ~ Second main floor bedroom is also a generous size and is conveniently located next to a 4 piece bathroom ~ The fully finished basement with large above grade windows offers a huge family room with a wet bar, 2 bedrooms, a 4 piece bathroom, laundry in it's own room and space for storage throughout ~ Heated 22' x 22' double attached garage is insulated, finished with drywall and has a man door to the backyard ~ The sunny south facing backyard is fully fenced with back alley access, landscaped with mature trees and shrubs, has an aggregate concrete patio, shed and additional enclosed storage space below



the deck ~ Located steps to walking trails,  
parks, schools and shopping with easy access  
to downtown and Highway 11 ~ Immediate  
possession and move in ready!

Built in 2005

### **Essential Information**

MLS® #	A2219326
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	9 Lyon Crescent
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M6

### **Amenities**

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	5
Parking	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, See Remarks
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen
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	Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Lime Green Realty Inc.
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