

\$739,900 - 16 Vanson Close, Sylvan Lake

MLS® #A2228083

\$739,900

3 Bedroom, 3.00 Bathroom, 1,211 sqft
Residential on 0.13 Acres

Vista, Sylvan Lake, Alberta

Step into elegance with this show-stopping custom bungalow by Billex Custom Homes, perfectly tucked away on a quiet close and backing onto serene green space. From first glance to final detail, this home radiates upscale comfort and thoughtful design.

The bright, open-concept main floor is ideal for entertaining and everyday living—featuring soaring ceilings, sleek LED lighting, and a chef-inspired kitchen with quartz countertops, gas stove, full drawer cabinetry, and an oversized walk-in pantry (with built-in power for all your small appliances). Step outside to your composite covered deck with privacy glass, dual gas lines for your BBQ and fire table, plus hot tub-ready wiring—your private outdoor oasis is ready and waiting.

With 3 bedrooms, 2.5 baths, and a versatile main floor office, there's room to live, work, and grow. The luxurious primary suite offers a spa-like ensuite with dual quartz vanities, a soaker tub, walk-in shower, and a generous walk-in closet. Main floor laundry includes quartz countertops and a utility sink for ultimate convenience.

Downstairs, the fully finished basement impresses with 9-ft ceilings, walk-in closets in both bedrooms, a stylish wet bar with bar



fridge, and automated blinds for effortless
ambiance.

This home was built with efficiency and
comfort in mind: triple-pane windows,
spray-foam insulated basement, in-floor
heating, HRV system, central A/C, and an
oversized heated garage with floor drain. Plus,
itâ€™s still under Alberta New Home Warranty
for total peace of mind.

Meticulously maintained and move-in ready,
this is more than a homeâ€”itâ€™s a lifestyle.
Donâ€™t miss your opportunity to own one of
Sylvan Lakeâ€™s finest.

Built in 2022

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2228083 |
| Price | \$739,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,211 |
| Acres | 0.13 |
| Year Built | 2022 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 16 Vanson Close |
| Subdivision | Vista |

| | |
|-------------|-----------------|
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0M3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar, Central Vacuum |
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Gas Stove |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Storage |
| Lot Description | Landscaped, No Neighbours Behind, Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 6th, 2025 |
| Days on Market | 60 |
| Zoning | R1A |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.