

**2 Grand Avenue
Norglenwold, Alberta****MLS # A2216291****\$1,090,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,484 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.36 Acre		
Lot Feat:	Corner Lot, Irregular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Recessed Lighting, Storage, Tankless Hot Water		

Inclusions: pool table and shuffle board downstairs

This stunning RENOVATED bungalow is just steps from Sylvan Lake. Welcome to this beautifully upgraded almost 2500 sq ft bungalow nestled in the sought-after Summer Village of Norglenwold—just one row from the lake and mere moments from the boat launch. Situated on an expansive 15,000 sq ft lot, this property offers the perfect blend of modern comfort and the relaxed lake lifestyle you’ve been dreaming of. Step inside to discover a completely renovated interior featuring new quartzite countertops, a 5-burner gas cooktop, custom light fixtures, and all-new flooring throughout. The large living area is anchored by a striking gas fireplace with stone surround and custom live edge mantles, perfect for cozy evenings after a day on the water. Large new windows flood the space with natural light and frame the surrounding natural beauty. This home has been thoughtfully upgraded from top to bottom on the main level including fully renovated bathrooms, fresh paint, a new furnace and a new commercial grade on-demand hot water system—providing efficient, worry-free living year-round. The new front deck finished with durable hardy board, is an ideal spot to enjoy morning coffee or sunset views. Living in Norglenwold means more than just owning a home—it’s about embracing a lifestyle. Second driveway out back if you wanted to build a shop or garage. Spend your days paddleboarding, boating, fishing, or simply enjoying the serene lake views. With the boat launch just steps away and Sylvan Lake at your doorstep, every day can feel like a vacation. Whether you’re looking for a year-round residence or the ultimate lake getaway, this meticulously upgraded bungalow offers a rare opportunity in one of Sylvan Lake’s most desirable communities! There is even composting pickup on Thursdays, something

the town doesn't have yet!