

75 Bardwell Way  
Sylvan Lake, Alberta

MLS # A2248336



**\$557,900**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Beacon Hill                                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 1,860 sq.ft.                                                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street |               |                  |
| <b>Lot Size:</b> | 0.12 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot           |               |                  |

|                    |                                                                                                                                                                                                         |                   |     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                 | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                                                                                                                           | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame                                                                                                                                                               | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                         | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | N/A                                                                                                                                                                                                     |                   |     |

Situated in sought after Beacon Hill and built by Laebon Homes, this brand new 2 Storey could be your family's next home in Sylvan Lake! Designed with a family in mind, this spacious 1860 sq ft plan offers a wide open living space with vinyl plank flooring, large windows, and modern finishes throughout. The nicely appointed kitchen offers raised two toned cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a walk in pantry. The living area is bright and spacious, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find a spacious bonus room, two nicely sized kids rooms each with their own walk in closet, a shared 4 pce bathroom, and conveniently located laundry. The large primary suite offers a 4 pce ensuite with walk in shower, dual vanities, private water closet, and a spacious walk in closet. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Front sod, and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. Immediate possession is available!