

56 Lakeview Crescent
Sylvan Lake, Alberta

MLS # A2252534



\$419,900

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Oversized, Paved, RV Access		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Gentle Sloping		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Wash & Dryer, All window coverings

This well-maintained detached home in Lakeview Heights offers over 1,400 square feet of comfortable living space and a layout designed for functionality and flow. With three large bedrooms, including a spacious primary suite featuring a rare 3-piece ensuite, this home delivers space and comfort not often found in homes of this era. The main floor boasts a large living room with a wood-burning fireplace, creating a cozy, welcoming vibe, while the adjacent dining room offers ample space for gatherings and flows nicely into the kitchen. Practical features include a single attached garage and a wide driveway with plenty of additional parking space. But what truly sets this home apart is the incredible backyard: situated on an oversized west-facing lot, it features a brand new two-tiered deck, mature trees, perennials, and open westward views — ideal for summer evenings and entertaining guests. Located in Lakeview Heights, this home offers great value with its blend of indoor space, outdoor potential, and unique features like the ensuite and fireplace. Whether you're a first-time buyer, downsizing, or simply looking for more space inside and out, this property checks all the right boxes.