

# \$630,000 - 102, 5300 60 Street, Sylvan Lake

MLS® #A2178319

## \$630,000

3 Bedroom, 3.00 Bathroom, 1,344 sqft  
Residential on 0.16 Acres

Westpine Estates, Sylvan Lake, Alberta

Welcome to your dream home! This Executive style duplex boasts a 1,421 sq foot open plan with luxury vinyl plank wood grain finishes, you'll be greeted by soaring vaulted ceilings with spacious living room, a stunning stone fireplace perfect for relaxation and entertaining. This Sorento show home features triple-pane windows, allowing natural light to flood the interiors while providing exceptional energy efficiency and noise reduction. The stunning kitchen showcasing beautiful quartz countertops, custom cabinetry, and top-of-the-line appliances. The spacious primary bedroom with an amazing 5 pc ensuite and large walk in closet. The fully finished basement features a large family room with 2 bedrooms , a 4 pc bathroom and walks out onto an amazing backyard.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2178319  |
| Price          | \$630,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,344     |
| Acres          | 0.16      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Bungalow, Side by Side |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102, 5300 60 Street |
| Subdivision | Westpine Estates    |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0K8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Quartz Counters |
| Appliances        | Refrigerator, Oven, Range  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Private Yard                     |
| Lot Description   | Street Lighting, City Lot                 |
| Roof              | Asphalt Shingle                           |
| Construction      | Brick, Vinyl Siding, Concrete, Wood Frame |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Days on Market | 267                 |
| Zoning         | R2                  |

**Listing Details**

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

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