

# \$333,900 - 5 Parkland Drive, Sylvan Lake

MLS® #A2224706

**\$333,900**

5 Bedroom, 2.00 Bathroom, 1,017 sqft  
Residential on 0.09 Acres

Lakeview Heights, Sylvan Lake, Alberta

Affordable & Upgraded Half Duplex in  
Beautiful Sylvan Lake – No Condo Fees!  
Awesome layout!

Discover the charm of year-round living in  
Sylvan Lake – a vibrant community of  
16,000 residents enjoying small-town  
friendliness with big-city amenities. Just 20  
minutes west from Red Deer, this lakeside  
town is not only Alberta's top vacation  
destination with over a million visitors annually,  
but also a wonderful place to call home.

This well-maintained 1/2 duplex offers  
exceptional value with no condo fees, a fully  
fenced backyard, and numerous recent  
upgrades, including:

- New windows in the basement.

- New roof 2019.

- Updated plumbing and electrical.

- newer kitchen on the main floor.

- New 50-gallon natural gas hot water tank  
(11-year warranty remaining).

- High-speed internet (1.5 Gbps) available.

- Enclosed yard with gate just done.

Main Floor Features:

- 3 bedrooms and 1 full bath.

- Modern tile and laminate flooring  
throughout.

- Balcony off the main living space.

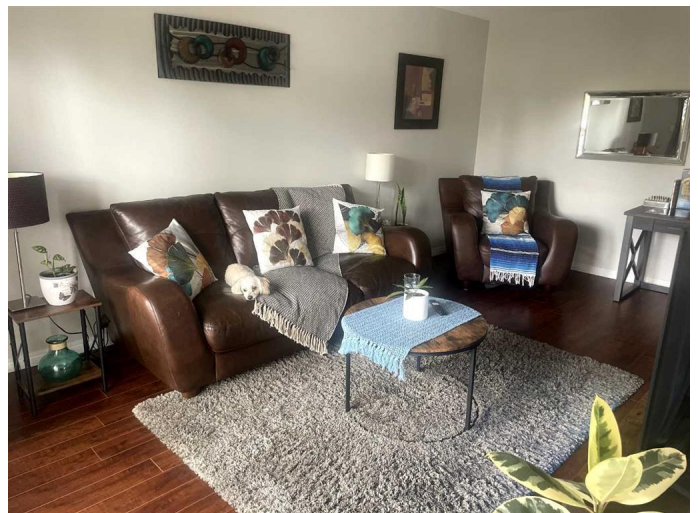
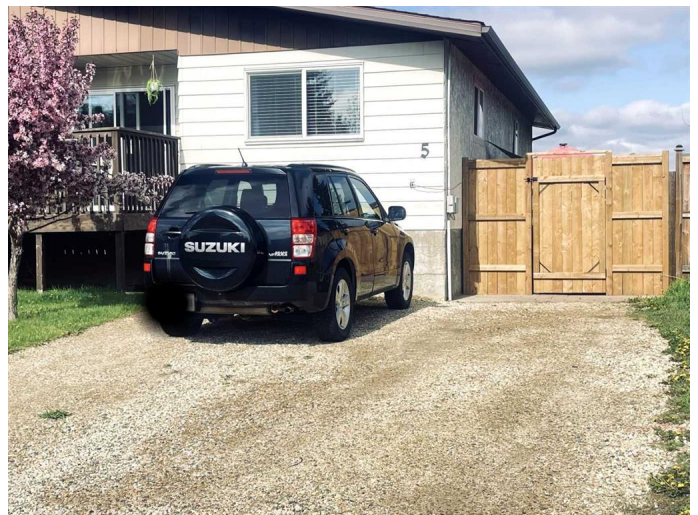
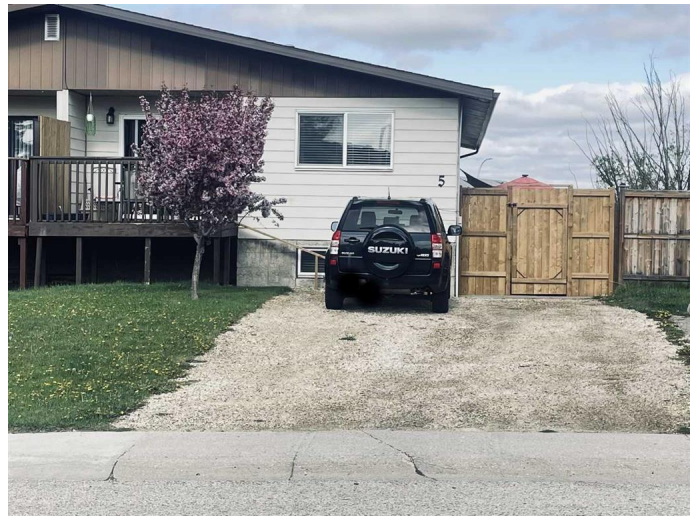
- Kitchen with fridge, stove, dishwasher,  
washer & dryer.

Fully Finished Basement:

- Spacious oak kitchen with 5 appliances.

- Large full bathroom with elegant tiling.

- Separate laundry (washer & dryer)



included).

â€¢ Comfortable living room, perfect for guests or extended family in one house.

Located in a quiet, family-friendly neighborhood, this home is across from a park and walking distance to schools, grocery stores, coffee shops, and more. The stunning lake and sandy beaches are just 15 minutes away on foot â€” or a 2-minute drive.

Whether youâ€™re a large family, an investor, or someone seeking a relaxed lifestyle, this move-in ready home is an ideal opportunity in a growing and desirable community.

Built in 1977

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224706               |
| Price          | \$333,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,017                  |
| Acres          | 0.09                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 5 Parkland Drive |
| Subdivision | Lakeview Heights |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 1J5          |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vinyl Windows, Low Flow Plumbing Fixtures              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Exterior Entry, Finished, Full                         |

## Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Other                                                           |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape, Dog Run Fenced In |
| Roof              | Asphalt Shingle                                                 |
| Construction      | Wood Frame                                                      |
| Foundation        | Poured Concrete                                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |
| Zoning         | R2             |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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