

# \$459,900 - 20 Vincent Gate, Sylvan Lake

MLS® #A2251522

**\$459,900**

2 Bedroom, 4.00 Bathroom, 1,271 sqft

Residential on 0.07 Acres

Vista, Sylvan Lake, Alberta

Discover this beautifully falcon-built home offering affordable, sustainable living with stunning views from both the balcony and upper floor. Enjoy spaciousness and natural light with large windows throughout and no condo fees. The attached single-car garage leads into a basement featuring a four-piece bath, with space for a second living room, Gym area or storage for bikes, skis, & paddle boards

The main floor boasts a bright living room opening to the front patio and rear deck. An open-concept kitchen with a stone island and fully tiled backsplash, a large dining area. A two-piece bath, and a convenient laundry room. Step outside to a back deck overlooking the yard awaiting your landscaping visions, additional parking are two rear parking spaces. Upstairs, find a luxurious primary suite with a walk-in closet, dual sinks, separate tub, and glass shower.. Additionally a bedroom suite with its own four-piece bathroom. This home truly shines in person! !

Built in 2022

## Essential Information

MLS® #	A2251522
Price	\$459,900
Bedrooms	2
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,271
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

### Community Information

Address	20 Vincent Gate
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4R 0H6

### Amenities

Parking Spaces	1
Parking	Additional Parking, Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn

Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 2nd, 2025
Days on Market	2
Zoning	R5A

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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