25 Lakeland Road
Sylvan Lake, Alberta

MLS # A2251811

$539,900

Division:	Lakeway Landing
Type:	Residential/House
Style:	Modified Bi-Level
Size:	1,218 sq.ft.
Age:	2007 (18 yrs old)
Beds:	4
Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Ope
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Kitchen Island, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, microwave, washer & dryer, garage door opener & control, shed

This beautifully maintained modified bi-level offering 4 bedrooms (plus den) and 3 full bathrooms is the perfect fit for families of all sizes. Step inside to a bright and inviting main floor with soaring vaulted ceilings and an abundance of natural light streaming through oversized windows. The freshly painted interior and stylish white kitchen create a modern, airy feel, while the no-carpet design adds both comfort and convenience for easy maintenance. The spacious primary suite features its own private level, while the fully finished basement provides additional living space with room for family, guests, or a home office. Outdoors, enjoy the fully fenced yard with a large deck complete with privacy slats—ideal for summer gatherings or simply relaxing in your own private retreat. This home combines function and style in a sought-after community, just minutes from schools, parks, and all the amenities Sylvan Lake has to offer.