



GRASSROOTS
REALTY GROUP

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12 Violet Point Sylvan Lake, Alberta

MLS # A2259123



\$419,900

Division:	Vista		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Kitchen Island		

Inclusions: Remote for garage door opener

Nestled on a peak overlooking the shores of Sylvan Lake, this home presents a unique opportunity for professionals and families seeking an idyllic lakeside lifestyle. This exquisite block of units boasts well-appointed bedrooms, complimented by two full bathrooms and a convenient half bath/laundry room on main level. Upstairs the master bedroom is a sanctuary of relaxation with a modern tiled shower enclosed by glass doors. The contemporary open floor plan invites you to a realm of sophistication featuring a spacious kitchen complete with large island, design inspired cabinetry and sleek quartz countertops. The living area, illuminated by large windows provides lake views and seamless access to a front deck constructed with a durable dura-deck decking, chic brick feature walls and elegant glass railing. Experience cozy evenings by the electric fireplace, framed by a stylish brick feature. The dining rooms sliding glass doors open to a sizeable back deck leading to an expansive backyard with a paved alley. The tandem garage offers ample parking for 2 vehicles.