



**GRASSROOTS**  
REALTY GROUP

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## 26 Violet Point Sylvan Lake, Alberta

MLS # A2259424



# \$429,900

|           |                                                                          |        |                  |
|-----------|--------------------------------------------------------------------------|--------|------------------|
| Division: | Vista                                                                    |        |                  |
| Type:     | Residential/Five Plus                                                    |        |                  |
| Style:    | 2 Storey                                                                 |        |                  |
| Size:     | 1,260 sq.ft.                                                             | Age:   | 2025 (0 yrs old) |
| Beds:     | 3                                                                        | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front |        |                  |
| Lot Size: | 0.06 Acre                                                                |        |                  |
| Lot Feat: | Back Lane, Back Yard, City Lot, Front Yard                               |        |                  |

|             |                                                                                            |            |    |
|-------------|--------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                 | Water:     | -  |
| Floors:     | Carpet, Vinyl Plank                                                                        | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                            | Condo Fee: | -  |
| Basement:   | Other                                                                                      | LLD:       | -  |
| Exterior:   | Brick, Vinyl Siding                                                                        | Zoning:    | R3 |
| Foundation: | Perimeter Wall                                                                             | Utilities: | -  |
| Features:   | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows |            |    |

Inclusions: N/A

Welcome to The Vista, a highly desirable community in Sylvan Lake, where comfort meets convenience. This 3-bedroom, 2.5-bathroom townhome offers the perfect blend of space, function, and style, making it an excellent choice for families, professionals, or those seeking a weekend getaway near the lake. One of the standout features of this home is the rare 39' deep garage—a dream for vehicle owners, outdoor enthusiasts, or anyone in need of extra storage for boats, ATVs, and more. Whether you have multiple vehicles or just need extra space for your gear, this garage has you covered! Step inside and be welcomed by an open-concept layout, designed for both relaxation and entertaining. The bright and inviting main floor offers a seamless flow between the living, dining, and kitchen areas. The well-appointed kitchen features modern finishes and a spacious island, making meal prep and social gatherings effortless. Large windows allow natural light to fill the space, creating a warm, and inviting atmosphere. Upstairs, you'll find a generous primary suite, complete with its own private ensuite and spacious closet, offering a quiet retreat after a long day. Two additional bedrooms provide great space for family, guests, or even a home office. Outside, enjoy low-maintenance living with professionally landscaped surroundings, nearby walking trails, and parks—all while being just minutes from Sylvan Lake's stunning waterfront. Whether you're heading out for a day on the water, enjoying local restaurants, or exploring nearby shops, everything you need is within easy reach! Photos are of a similar unit. These photos are from the showhome.