



GRASSROOTS
REALTY GROUP

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48 Concord Rise Sylvan Lake, Alberta

MLS # A2262565



\$419,900

Division:	Crestview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,463 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Low Maintenance Landscape		

Heating:	Central, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5A
Utilities:	-

Inclusions: N/A

This stunning brand-new semi-detached home combines modern design with the comfort of a family-friendly community. Just minutes from the lake, you'll have easy access to endless recreational opportunities, including water activities, parks, and scenic walking trails. Step inside to a spacious foyer with a convenient 2-piece bath and direct access to the attached garage—now equipped with an electric vehicle charger for added convenience. The open-concept main floor features a beautifully designed kitchen with quartz countertops, a large island, and plenty of storage. The bright and airy dining area offers direct access to your south-facing deck, perfect for enjoying sunny afternoons. The living room is bathed in natural light, thanks to its expansive windows, and features durable, easy-to-maintain vinyl plank flooring throughout the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a 3-piece ensuite and a walk-in closet. The upper-level laundry room adds convenience, while a 4-piece main bathroom completes this thoughtfully designed floor plan. Enjoy a vibrant community with parks, playgrounds, a dry pond, and interconnected walking paths all just steps from your door. Don't miss your chance to own this exceptional home in an unbeatable location! PHOTOS ARE REPRESENTATIVE ONLY