



**GRASSROOTS**  
REALTY GROUP

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## 24 Violet Point Sylvan Lake, Alberta

**MLS # A2270904**



**\$399,900**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Other

**Exterior:** Brick, Vinyl Siding

**Foundation:** Perimeter Wall

**Features:** Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** N/A

Discover The Vista, a sought-after community in Sylvan Lake, where comfort and convenience come together. This stylish 3-bedroom, 2.5-bathroom townhome is ideal for families, professionals, or anyone looking for a lakeside retreat. A highlight of this home is its rare 39' deep garage—perfect for vehicle owners, outdoor adventurers, or anyone needing extra storage for boats, ATVs, and more. Whether you have multiple vehicles or just need space for your gear, this garage delivers. Inside, an open-concept layout welcomes you, designed for both relaxation and entertaining. The bright, inviting main floor features a seamless flow between the living, dining, and kitchen areas. The modern kitchen includes sleek finishes and a spacious island, making meal prep and gatherings a breeze. Large windows flood the space with natural light, creating a warm and welcoming atmosphere. Upstairs, the generous primary suite offers a private ensuite and walk-in closet, providing a peaceful retreat. Two additional bedrooms are perfect for family, guests, or a home office. Outside, enjoy low-maintenance living with beautifully landscaped surroundings, nearby walking trails, and parks—all just minutes from Sylvan Lake's picturesque waterfront. Whether you're spending the day on the water, dining at local restaurants, or exploring nearby shops, everything you need is close at hand. Photos are of a similar unit from the showhome.