



**GRASSROOTS**  
REALTY GROUP

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## 46 Concord Rise Sylvan Lake, Alberta

**MLS # A2275790**



**\$409,900**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,463 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R5A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

<b>Inclusions:</b>	N/A
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Crestview in Sylvan Lake is a beautiful and peaceful community located in central Alberta, Canada. This charming neighborhood offers a unique blend of natural beauty and modern amenities, making it an ideal place to call home for families, retirees, and young professionals alike. One of the best things about living in Crestview is its proximity to the lake itself. The area boasts stunning views of the lake and its surrounding forests, which provide ample opportunities for outdoor recreation. PHOTOS ARE REPRESENTATIVE