



41 Violet Point
Sylvan Lake, Alberta

MLS # A2287589



\$434,900

Division:	Vista		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

Inclusions: N/A

Let's get right to the good stuff! Walkout basement. Lake views. Attached garage. Brand new build. All appliances. This beautifully finished 2-storey offers 1,360 sq ft of developed living space, a single attached garage, and stunning lake views from every level of the home. The bright and open main floor features large windows, modern finishes, and durable vinyl plank flooring throughout — no carpet anywhere. The home comes complete with all six LG appliances, sleek cabinetry, and a functional layout perfect for everyday living or entertaining. Upstairs you'll find three spacious bedrooms and 2 more bathrooms, including an ensuite in the primary and large walk in closet. The walkout basement adds incredible value, natural light and direct access to the yard — all while capturing those beautiful lake views. Located in The Vista, one of Sylvan Lake's most desirable neighbourhoods, you're surrounded by schools, parks, shopping, dining, and even the best tobogganing hill in town. Additional highlights include, 10-Year New Home Warranty, GST included in the purchase price and move-in ready. A great opportunity to own a brand-new home with walkout basement and lake views in an unbeatable location. Go take a look for yourself!