



**38 Lincoln Street
Sylvan Lake, Alberta**

MLS # A2292719



\$599,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,928 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Located in the desirable community of Beacon Hill and just a short walk to parks, playgrounds, and schools, this modern 2 storey could be the perfect place to call home! This brand new Laebon built home offers 1,928 square feet above grade with a bright, open concept layout and modern finishes throughout. The kitchen is thoughtfully designed with two tone cabinetry, quartz countertops, stainless steel appliances, a large island with eating bar, and a spacious walk-in pantry. The living room is spacious and bright, featuring a large picture window that overlooks the backyard, while the dining area sits just off the kitchen and provides access to the back deck through sliding patio doors. Upstairs, the large primary suite offers a private 4 pce ensuite complete with dual sinks, a shower, and a spacious walk-in closet. Two additional bedrooms share a 4 pce bathroom, and the convenient upper level laundry makes everyday living easy. The upper bonus room provides a great additional living space, ideal for family movie nights, a playroom, or a relaxing space to wind down. The attached garage is insulated, drywalled, taped, and has a floor sump to help keep floors clean in winter. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil to grade are included in the price and will be completed as weather permits in 2026. 1 year builder warranty and 10 year Alberta New Home Warranty are included. GST is included in the price. Taxes have yet to be assessed. This home has an estimated completion date of May 2026. Photos and renderings are examples from a similar home built previously and do not necessarily reflect the exact finishes and colours used in this home.