



**87 Grand Avenue  
Norglenwold, Alberta**

**MLS # A2295788**



**\$2,195,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,490 sq.ft.	<b>Age:</b>	1960 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Lake, Landscaped, Private, Standard Shaped Lot, Views		

<b>Heating:</b>	Combination, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** FRIDGE/STOVE/DISHWASHER/WASHER+DRYER/WINDOW COVERINGS, hood fan, beverage fridge, water softener

Set behind a gated entrance and surrounded by mature trees, 87 Grand Avenue offers a rare blend of privacy, modern design, and true lakefront living, just minutes from Sylvan Lake. This walkout bungalow with a custom second-storey primary suite retreat was extensively updated in 2022, when the original cabin was completely renovated and a substantial addition was completed, creating a home that is both refined and highly functional. Inside, soaring vaulted wood ceilings with exposed beams and expansive windows flood the space with natural light while capturing stunning lake views. The kitchen features white cabinetry, Caesarstone quartz countertops, stainless steel appliances, and a central island, flowing seamlessly into both casual and formal dining areas. Two brand new gas fireplaces add warmth and atmosphere, while two new air conditioning units ensure comfort throughout the seasons. Upstairs, the primary suite offers a peaceful retreat with lake views, a custom walk-in closet, and a spa-inspired ensuite with a soaker tub and rain shower. The walkout basement opens to a fully landscaped yard and direct access to the lake, creating a seamless indoor-outdoor lifestyle. A standout feature of this property is the completely rebuilt shoreline and retaining wall, professionally completed by Lakeview Contracting. From the lake all the way up to the home, the entire structure has been redone, offering improved usability, enhanced access, and long-term structural integrity, a significant investment and a rare advantage for waterfront ownership. The lower level offers a flexible recreational space, ideal for kids, guests, or a dedicated hangout area after a full day on the lake. An oversized attached garage with extended ceiling height offers excellent storage, including room for a boat. A rare opportunity to own a fully upgraded waterfront property where privacy, quality

renovations, and true lakefront functionality come together.