

# \$1,349,000 - 3403 Lakeshore Drive, Sylvan Lake

MLS® #A2217241

**\$1,349,000**

4 Bedroom, 3.00 Bathroom, 2,982 sqft

Residential on 0.18 Acres

Cottage Area, Sylvan Lake, Alberta

Absolutely breathtaking inside and out! This exquisite home offers unobstructed views to the shimmering lake just across the street from multiple vantage pointsâ€”bringing natural beauty and tranquility to your doorstep.

Impeccably redesigned in 2009 right down to the studs with unmatched attention to detail, this residence is the epitome of luxury living. Step inside to find perfection in every corner, from the high-end finishes to the flawless layout that maximizes light and views. Large main floor entrance invites you to discover all the beauty of this amazing home. This level offers a great sized, bright home office/flex room, spacious media room with built in cabinets and access to sunroom facing the lake/parklike yard, complete with gas fireplace and vinyl windows, a cozy place to enjoy lake life. There are 2 bedrooms on this level, a 3pc bathroom and access to single attached garage (in floor heat, epoxy flooring) The upper level showcases pristine craftsmanship, from the elegant living room facing the lake, to the chefâ€™s kitchen â€”featuring cherry-glazed cabinetry, stainless appliances, sit up eating island, granite countertops, and again, views to the lake. A fireplace, a large dining room and access to upper decks, one facing the lake, the other on the west side (very private, both with duradeck floors) complete the kitchen/dining area. Entertaining made easy. The laundry room is so fantastic, it can be used for extra kitchen space. Loaded with cabinets, workspace and built-in pull-out



ironing board and laundry basket. Primary bedroom offers 5pc ensuite, heated jet tub, in floor heat in ensuite and plenty of closet space. There is also one more bedroom and a 3 pc bathroom. Oak flooring throughout much of this level. Professionally landscaped grounds create a private oasis that's as stunning as the interior. Whether you're relaxing on the patio, entertaining guest, or simply enjoying the view – this home offers a lifestyle of comfort, elegance, and serenity that is truly one of a kind. Detached double garage too! And this garage is exceptional in every detail. This home is a rare gem that combines a luxurious lifestyle and endless breathtaking surroundings. Perfection is truly an understatement.

Built in 1993

### Essential Information

MLS® #	A2217241
Price	\$1,349,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,982
Acres	0.18
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3403 Lakeshore Drive
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta

Postal Code T4S 1B3

### Amenities

Parking Spaces 3  
Parking Double Garage Detached, Off Street, Single Garage Attached  
# of Garages 3

### Interior

Interior Features Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island  
Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Bar Fridge, Wine Refrigerator  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Kitchen, Sun Room  
Basement None

### Exterior

Exterior Features Balcony, Storage  
Lot Description Landscaped, Treed, Views, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 2nd, 2025  
Days on Market 97  
Zoning R5

### Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.