

\$499,000 - 1103 Briar Road, Sunbreaker Cove

MLS® #A2221335

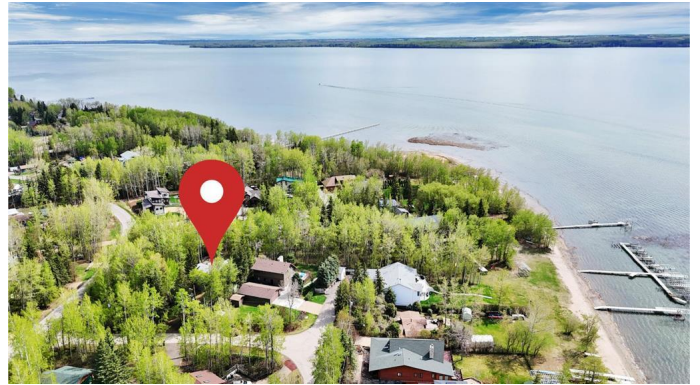
\$499,000

5 Bedroom, 2.00 Bathroom, 1,453 sqft
Residential on 0.23 Acres

NONE, Sunbreaker Cove, Alberta

**PRIVATE LAKE RETREAT | 5 BEDROOMS +
BUNKHOUSE | SHORT WALK TO BEACH ~**

Welcome to your private escape at Sunbreaker Cove, Sylvan Lake! With 5 bedrooms, 2 bathrooms, and an additional bunkhouse above the detached garage, there's plenty of space for family, friends, and guests to enjoy this summer. Surrounded by mature trees, this secluded oasis offers ultimate privacy, tranquility, and a unique lakeside lifestyle. ~ The main level is warm and inviting, featuring a spacious kitchen, large living area with bright windows that connect you directly to nature, a comfortable sunroom, bedroom and a full 4-piece bathroom. Upstairs you'll find 4 additional bedrooms, including the large primary suite complete with its own 3-piece ensuite. ~ Outside, relax around the fire pit or stroll down the short path directly to the beach—perfect for making family memories. Ample parking and storage for all your lake toys includes a single garage, covered parking area, and gravel pad. The bonus bunkhouse provides extra sleeping quarters, making weekend gatherings effortless. ~ Whether you're looking for peace and quiet, scenic views, or active outdoor adventures, this exceptional property delivers it all. Make this serene lakeside paradise your own before it's gone!



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2221335 |
| Price | \$499,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,453 |
| Acres | 0.23 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 1103 Briar Road |
| Subdivision | NONE |
| City | Sunbreaker Cove |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T0C 0J0 |

Amenities

| | |
|----------------|---------------------------------|
| Parking Spaces | 4 |
| Parking | Covered, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---------------------------------|
| Interior Features | Beamed Ceilings |
| Appliances | See Remarks |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Yard, Private, Treed |

| | |
|--------------|-----------------|
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 39 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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