\$609,900 - 57 Bardwell Way, Sylvan Lake

MLS® #A2226363

\$609,900

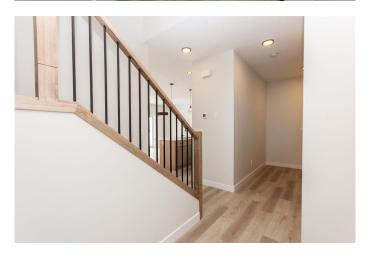
3 Bedroom, 3.00 Bathroom, 2,135 sqft Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

Situated in sought after Beacon Hill and built by Laebon Homes, this brand new 2 Storey could be your family's next home in Sylvan Lake! This best selling Lyndon floor plan offers a wide open living space with 9' main floor ceilings, large bedrooms, 2nd floor laundry, and a large upper floor bonus room. A large entry way flows into the spacious living space, and the kitchen features raised cabinetry accented with quartz counter tops, stainless steel appliances, a large island with eating bar, and a convenient walk-in pantry. The second floor offers a large primary suite with a spa-like 5 pce ensuite with a free standing soaker tub, dual sinks, 5' shower, a private water closet, and a spacious walk in closet. The second and third bedrooms are generously sized, and you'll love ending your day in the huge bonus room which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home







built previously and do not necessarily reflect finished and colours used in this home.

Built in 2025

Essential Information

MLS® # A2226363 Price \$609,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 2,135 Acres 0.12 Year Built 2025

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 57 Bardwell Way

Subdivision Beacon Hill City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0V4

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Off Street

of Garages 2

Interior

Interior Features Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz

Counters, Separate Entrance, Storage, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s)

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot, Interior Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 4th, 2025

Days on Market 61
Zoning R1A

Listing Details

Listing Office RE/MAX real estate central alberta

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