

# \$535,900 - 43 Lindman Close, Sylvan Lake

MLS® #A2250580

**\$535,900**

4 Bedroom, 3.00 Bathroom, 1,391 sqft

Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM + DEN, 3 BATH MODIFIED BI-LEVEL ~ 24' X 24' ATTACHED GARAGE ~ Covered front entry welcomes you and leads to a large, welcoming foyer with tile floors, and high ceilings ~ Open concept main floor is complemented by soaring vaulted ceilings, creating a feeling of spaciousness ~ The kitchen offers a functional layout and features plenty of light stained maple cabinets with pull out drawers and crown molding; tons of counter space including an island with an eating bar; tile flooring and a full tile backsplash; and corner pantry with built in shelving ~ The dining room is filled with natural light from the large windows and offers garden door access to the west facing deck with a BBQ gas line ~ More large windows in the living room fill the space with natural light and overlook the backyard ~ Two main floor bedrooms are both a generous size, and ample closet space with built in organizers ~ 4 piece main bathroom has tile floors and an oversized vanity ~ Open staircase leads to the primary bedroom located on it's own level, with plenty of space for a king size bed and furniture, plus a large walk in closet and a spa like ensuite with a corner soaker tub and separate walk in shower ~ The fully finished basement has large above grade windows and in floor heating ~ The family room is a generous size, has built in shelving and a cozy gas fireplace ~ French doors from the family room lead to the den ~ 4th bedroom is



conveniently located next to the 4 piece basement bathroom with an oversized vanity and make up counter ~ Front load laundry pair ~ Other great features include; central vacuum, central air conditioning ~ 24' x 24' attached garage is insulated, finished with painted OSB, has built in shelving and a work bench, window for natural light and a man door to the side and backyard ~ The backyard is landscaped with well established trees and shrubs, has an upper deck with enclosed storage below, a lower ground level deck, and is fully fenced ~ Walking trail just behind the house connects to an extensive trail system with tons of parks, playgrounds, walking trails and an off leash dog park ~ Located walking distance to restaurants, shopping, schools, and easy access to the beach/downtown and the highway.

Built in 2004

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250580          |
| Price          | \$535,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,391             |
| Acres          | 0.14              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 43 Lindman Close |
| Subdivision | Lakeway Landing  |
| City        | Sylvan Lake      |

|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2M5         |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                                                                               |
| Parking Spaces | 4                                                                                                                          |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, See Remarks, Aggregate |
| # of Garages   | 2                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                            |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Tile                                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                                         |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard, Storage                           |
| Lot Description   | Back Yard, Front Yard, Gentle Sloping, Landscaped, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Vinyl Siding, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 77                |
| Zoning         | R1                |

### Listing Details

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