

# \$387,000 - 1 Westin Place, Sylvan Lake

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MLS® #A2253280

**\$387,000**

3 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.10 Acres

Willow Springs, Sylvan Lake, Alberta

Welcome to this well-kept 1/2 duplex located on a quiet close by a walking path in the town of Sylvan Lake. Perfect for adult living (45+), this home offers an inviting open floor plan filled with natural light. The spacious living room features a cozy gas fireplace and flows seamlessly into the dining area and kitchen, where youâ€™ll enjoy ample cabinetry, a pantry, and quartz countertops. The large primary bedroom offers plenty of comfort, while the 4-piece main bathroom, generous second bedroom, and convenient main floor laundry complete the main level. The basement is partially finished with framing, drywall, and a completed 3-piece bathroomâ€™plus tile for the ceiling is included. Recent upgrades include a new hot water tank, new shingles, and air conditioning (2021). Additional features include a single-car attached garage, a covered deck, a fully fenced backyard, and a handy storage shed. With no condo fees and only a \$100 yearly association charge, youâ€™ll appreciate the affordability and convenience of ownership here. Living in Sylvan Lake means youâ€™re just minutes from the water for boating, swimming, and year-round recreation, as well as golf courses, shops, restaurants, and all the amenities of this vibrant lakeside community.

Built in 2000

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2253280               |
| Price          | \$387,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 936                    |
| Acres          | 0.10                   |
| Year Built     | 2000                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1 Westin Place  |
| Subdivision | Willow Springs  |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2G9         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                                                                   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | Central Air                                                                                       |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                  |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Partially Finished                                                                          |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Private Yard                                       |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                    |
| Construction      | Brick, Vinyl Siding                                |
| Foundation        | Poured Concrete                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 10                  |
| Zoning         | R2                  |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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