

# \$939,900 - 108 Marina Bay Court, Sylvan Lake

MLS® #A2255197

**\$939,900**

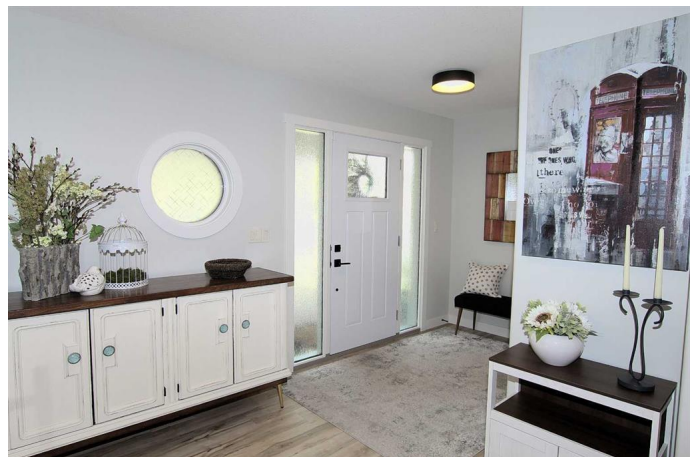
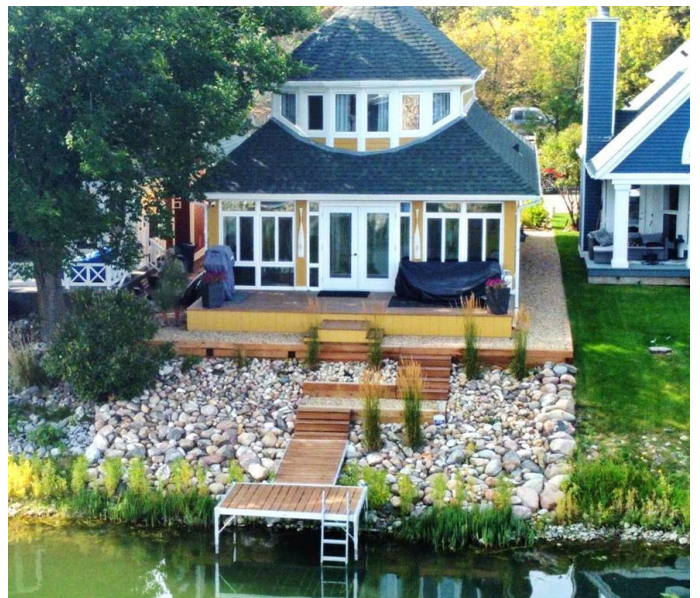
2 Bedroom, 2.00 Bathroom, 1,608 sqft

Residential on 0.08 Acres

Marina Bay, Sylvan Lake, Alberta

Completely reimagined from the studs up, this stunning home offers the very best of modern design blended seamlessly with the lifestyle of lakefront living. Step inside to an open-concept layout where natural light pours through expansive windows, highlighting sleek finishes and thoughtful updates throughout. The heart of the home flows effortlessly into a spectacular 4-season sunroom with walls of glass, creating an inviting retreat that captures breathtaking lake views year-round. Step out to your back deck and soak in the tranquility of waterfront living. An attached garage adds convenience, while the home's fresh redesign ensures every detail is ready for you to move in and enjoy. Beyond your door, the community is unmatched—residents enjoy exclusive access to a clubhouse, private boat launch, boat slips, and tennis/pickleball courts. With an 18-hole golf course just across the street and shopping, dining, and vibrant downtown amenities only a short walk away, every day feels like a vacation. This is more than a home—it's a lifestyle. From sunrise coffees by the water to evenings entertaining friends, you'll find yourself embracing the charm, leisure, and luxury that only true lake life can offer. Don't miss this rare opportunity to own a fully updated lakefront retreat. New furnace, A/C, water softener, hot water on demand, fireplace - this beauty has had a major face lift.

Built in 1990



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255197    |
| Price          | \$939,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,608       |
| Acres          | 0.08        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 108 Marina Bay Court |
| Subdivision | Marina Bay           |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 1E9              |

## Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Clubhouse, Racquet Courts, Boating, RV/Boat Storage |
| Parking Spaces | 3                                                   |
| Parking        | Off Street, Single Garage Attached                  |
| # of Garages   | 1                                                   |
| Is Waterfront  | Yes                                                 |

## Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Kitchen Island, Tankless Hot Water                                                                         |
| Appliances        | Dishwasher, Electric Cooktop, Microwave, Oven-Built-In, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                |
| Cooling           | Central Air                                                                                                               |
| Fireplace         | Yes                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                         |
| Fireplaces        | Gas                                                                                                                       |
| Has Basement      | Yes                                                                                                                       |

|          |                   |
|----------|-------------------|
| Basement | Full, Crawl Space |
|----------|-------------------|

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | Other                                                                          |
| Lot Description   | Back Yard, Front Yard, Lake, Landscaped, Views, Waterfront, Close to Clubhouse |
| Roof              | Asphalt Shingle                                                                |
| Construction      | Wood Frame                                                                     |
| Foundation        | Poured Concrete                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 56                  |
| Zoning         | RMB                 |
| HOA Fees       | 246                 |
| HOA Fees Freq. | MON                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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