$1,750,000 - 3417 Lakeshore Drive, Sylvan Lake

MLS® #A2257255

$1,750,000
4 Bedroom, 6.00 Bathroom, 2,044 sqft
Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

Experience the ultimate in lakeside luxury living with this architecturally designed modern masterpiece located on the prestige Lakeshore Drive in Sylvan Lake. This custom-built 4 bedroom 5 bathroom home offers the perfect blend of contemporary design, high end finishes, and unbeatable access to one of Alberta's most sought-after lakefront communities. Key features include: 4 spacious bedrooms 3 of which have ensuites, 5 bathrooms, Wine storage under stairway, Oversized garage with refrigerator, Chefs kitchen featuring top of the line stainless steel appliances, Granite countertops, Custom cabinetry, Island, In floor heating, Bathroom on top balcony, Fully finished basement, High efficiency HVAC and smart home integration. Direct access to Lakeshore Drive's walking paths, beachfront and vibrant downtown shops & dining.

Built in 2021

Essential Information

MLS® #	A2257255
Price	$1,750,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	2,044
Acres	0.13

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3417 Lakeshore Drive
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B3

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Master Downstairs, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Stove, Freezer, Garburator, Microwave, Refrigerator, Washer/Dryer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting, Private Entrance, Rain Gutters, Built-in Barbecue, Boat Slip, Gas Grill, Permeable Paving
Lot Description	Front Yard, Fruit Trees/Shrub(s), Lake, Street Lighting, Rock Outcropping
Roof	Asphalt Shingle

Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	1
Zoning	R5

Listing Details

Listing Office	Maxwell Real Estate Solutions Ltd.

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