



**2 Grand Avenue  
Norglenwold, Alberta**

**MLS # A2278730**



**\$999,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                      |               |                   |
| <b>Type:</b>     | Residential/House         |               |                   |
| <b>Style:</b>    | Bungalow                  |               |                   |
| <b>Size:</b>     | 2,484 sq.ft.              | <b>Age:</b>   | 1994 (32 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached    |               |                   |
| <b>Lot Size:</b> | 0.36 Acre                 |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Irregular Lot |               |                   |

|                    |  |                   |                            |
|--------------------|--|-------------------|----------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | Well                       |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile, Vinyl  | <b>Sewer:</b>     | Holding Tank, Public Sewer |
| <b>Roof:</b>       | Cedar Shake  | <b>Condo Fee:</b> | -                          |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -                          |
| <b>Exterior:</b>   | Brick, Stucco  | <b>Zoning:</b>    | R                          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -                          |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, Recessed Lighting, Storage, Tankless Hot Water |                   |                            |

**Inclusions:** pool table and shuffle board downstairs

Welcome to this RENOVATED bungalow in the Summer Village of Norglenwold—where every day feels like a family getaway. Just one row from Sylvan Lake and steps from the boat launch, this almost 2,500 sq ft home sits on an impressive 15,000 sq ft lot, offering space, comfort, and the perfect backdrop for making lifelong memories. Inside, the open-concept layout is designed for family living. The bright living room, anchored by a stone gas fireplace with custom live-edge mantles, is ideal for movie nights or cozy evenings together. The beautifully updated kitchen with newer quartzite countertops, 5-burner gas cooktop, and NEW lighting makes preparing meals a joy—whether it’s a quick breakfast before heading out on the lake or a big family dinner with everyone gathered around. All-NEW flooring, renovated bathrooms, fresh paint, and upgraded systems (including a NEWER furnace and NEW commercial-grade on-demand hot water) give you peace of mind so you can focus on what matters most—your family. The large NEW windows and blinds not only fill the home with natural light but also frame the views of the surrounding trees and yard, where kids can play freely and safely. Outdoors, the expansive yard provides endless opportunities—set up a playset, build a rink in the winter, or host summer barbecues while the kids ride bikes and play tag. The NEW front deck is the perfect spot for morning coffee while watching the kids explore, or winding down together at the end of the day. A second driveway out back offers space to build a garage or shop, keeping all the family’s toys and gear organized. Living in Norglenwold means your children can grow up in a true lake community—spending summers paddleboarding, swimming, and fishing, and winters skating or ice fishing. NO short term rentals

in the Summer Village and compost pick-up every second Thursday.