



**2 Grand Avenue  
Norglenwold, Alberta**

**MLS # A2278730**



**\$994,900**

<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 beautifully renovated bungalow in the Summer Village of Norglenwold, where every season is an opportunity to enjoy the best of Sylvan Lake living. Just one row back from the lake and steps from the boat launch, this nearly 2,500 sq. ft. home offers the perfect setting for families seeking a year-round recreational lifestyle. Spend your summers boating, paddleboarding, swimming, fishing, and enjoying sunset walks along the shoreline, while winters bring skating, ice fishing, snowmobiling, and cozy evenings by the fire. Situated on an impressive 15,000 sq. ft. lot, this move-in-ready property combines modern updates with the relaxed atmosphere of a true lake community. Recent improvements include brand-new shingles (May 2026), all-new flooring, renovated bathrooms, fresh paint, new lighting, updated windows with custom blinds, a newer furnace, and a commercial-grade on-demand hot water system. The open-concept layout is designed for gathering family and friends after long days on the water. The bright living room is anchored by a beautiful stone gas fireplace with custom live-edge mantels, creating a warm and inviting space to relax year-round. The updated kitchen features quartzite countertops, a 5-burner gas cooktop, and modern finishes, making it easy to entertain or prepare meals for a full house of weekend guests. Large new windows fill the home with natural light while framing views of the mature yard and surrounding trees. Outside, the expansive property provides endless opportunities for outdoor enjoyment—from summer barbecues and lawn games to campfires under the stars. The new front deck is the perfect place to enjoy morning coffee before heading out on the lake or to unwind after a day spent making memories with family and friends. A second rear driveway offers excellent flexibility and space for all your

recreational toys, with room to build a future garage or shop. Whether you're storing boats, trailers, snowmobiles, or paddleboards, this property is built to support an active lake lifestyle. Norglenwold is known for its peaceful atmosphere, strong sense of community, and commitment to preserving the character of the village, with no short-term rentals permitted. Compost pickup is conveniently provided every second Thursday. If you've been dreaming of a place where the lake is part of your everyday life, this exceptional property offers the space, comfort, and location to make that dream a reality.