



GRASSROOTS
REALTY GROUP

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99 Grand Avenue
Norglenwold, Alberta

MLS # A2306253



\$1,485,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,371 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Driveway, Heated G		
Lot Size:	0.23 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Private, Secluded		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Water Stove	Waters:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Block	Utilities:	-

Features: Beamed Ceilings, Ceiling Fan(s), Laminate Counters, Natural Woodwork, No Smoking Home, Open Floorplan, Smart Home, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer

Set along over 140 feet of private shoreline on Sylvan Lake, this lakefront property offers a rare combination of character, privacy, and functional outdoor living, all just a two-minute drive to town. Positioned next to a treed road allowance, the property benefits from an added layer of separation that's hard to find, creating a more private, tucked-away setting. Surrounded by mature trees and thoughtfully landscaped, it carries a sense of charm that's hard to replicate, the kind of place that immediately feels familiar. The cabin itself features three bedrooms and one and a half bathrooms, with a warm, inviting layout centred around a wood-burning stove that anchors the main living space. Natural materials and classic design details give the home a nostalgic feel, while still offering the comfort needed for year-round use. Outdoor living is where this property truly stands out. Multiple decks provide space to relax, entertain, and take in the setting from different vantage points throughout the day. A private firepit area creates a natural gathering space, while the newly built retaining wall enhances both the usability of the yard and long-term shoreline integrity. A new detached double garage adds significant flexibility, complete with an additional bathroom and shower, ideal for guests coming off the lake or keeping the main cabin clean and functional. There is ample room for vehicles, storage, and all the extras that come with lake life. Whether it's long summer days on the water or quiet evenings by the fire, this is a property built for making memories. Pre-Inspected and ready to go. This is a rare opportunity to own a true lakefront cabin with timeless character, meaningful updates, and exceptional frontage in one of Sylvan Lake's most desirable settings.