



GRASSROOTS
REALTY GROUP

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58 Concord Rise Sylvan Lake, Alberta

MLS # A2307141



\$419,900

Division:	Crestview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,463 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-38-1-W5
Exterior:	Concrete, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: N/A

A FRESH START IN SYLVAN LAKE ON A MASSIVE LOT! Experience the best of Sylvan Lake in this stunning brand new duplex by Falcon Homes. Situated in the sought after Crestview community, you are perfectly positioned near paved walking trails, local parks, and the brand new community. This thoughtfully designed home features 3 spacious bedrooms and 3 bathrooms, including a bright open concept main floor that maximizes natural light. Whether you're a first time buyer or looking to downsize in style, you'll love the proximity to schools, shopping, and the lake. Move in and enjoy the peace of mind that comes with Falcon's signature attention to detail. Photos are representative.