



GRASSROOTS
REALTY GROUP

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25 Beacon Hill Drive
Sylvan Lake, Alberta

MLS # A2311014



\$449,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Be the first owner of this brand new Laebon Homes built two storey in the sought after community of Beacon Hill! Located just steps from Beacon Hill Elementary School, parks, playgrounds, green spaces, and nearby daycare options, this family friendly neighbourhood offers an amazing place to call home. Offering 1364 square feet above grade, this 2 storey floor plan features an open concept main floor filled with natural light, large windows, and stylish modern finishes throughout. The main level offers a spacious living room, a well appointed kitchen with dual tone cabinetry, quartz countertops, a large centre island, and an adjacent dining space with a garden door leading out to the rear deck. A convenient 2 pce powder room is tucked away off the main living space for added privacy, and additional closet space near the rear entry adds extra functionality. Upstairs you'll find three bedrooms including a spacious primary suite complete with its own spacious walk-in closet and private 4 pce ensuite. Two additional bedrooms share a full 4 pce bath, and all bedrooms are conveniently located on the same level for growing families. Outside, the rear deck and double gravel parking pad provide space for outdoor enjoyment and off street parking. If you need more space, the builder can complete the basement development for you with space for an additional bedroom, bathroom, family room, and laundry area. Allowances for blinds and a washer & dryer can also be included to make this a fully move in ready home, and front sod and rear topsoil are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are also included for worry-free living. Taxes have yet to be assessed. This home is currently under construction and has an estimated completion date of late July/early August.

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