



**23 Lambertson Place
Sylvan Lake, Alberta**

MLS # A2312480



\$519,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,209 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		

Inclusions: FRIDGE (2), STOVE, DISHWASHER, MICROWAVE (2), WASHER (2), DRYER(2), WINDOW COVERINGS, AC, SHED, FREEZER

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL W/WALKOUT BASEMENT ~ LARGE CORNER LOT W/WEST FACING BACKYARD ~ DOUBLE ATTACHED GARAGE + GATED RV PARKING ~ CENTRAL AIR CONDITIONING ~ Recent updates include; 30 Year Shingles (2026), Hot water tanks (2025 & 2021), new siding (approx. 2016), new carpet throughout. Covered front entry welcomes you and leads to a bright foyer with high ceilings that open to the upper level with vaulted ceilings ~ The living room is a generous size and is filled with natural light from the abundance of windows ~ The u-shaped kitchen offers a functional layout with plenty of warm stained maple cabinets with extra large drawers and crown moulding, full tile backsplash, ample counter space including a raised eating bar, stainless steel appliances, and an oversized pantry ~ Host gatherings with ease in the spacious dining room with more large windows that fill the space with natural light, and garden door access to the sunny west facing deck with a BBQ gas line, glass and aluminum railings, and stairs to the backyard ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture and has a 4 piece ensuite ~ 2 additional main floor bedrooms are both a generous size with ample closet space ~ 4 piece bathroom and conveniently located main floor laundry are just off the bedrooms ~ The fully finished walkout basement has large above grade windows and operational in-floor heat w/separate control, and a separate suite with one bedroom, a spacious living room, a bright and airy eat-in kitchenette with French doors to the backyard, separate laundry, and a spa-like bathroom with extensive tile, a jetted tub for two and walk-in shower ~ The sunny west facing backyard is landscaped, has a garden shed, fire pit, back alley access and an RV gate to the

side street ~ Double attached garage is insulated, finished with drywall, and has a man door to the back/side yard ~ Excellent location; close to schools, shopping, parks, walking trails, plus easy access to Lakeshore Drive/beach and highway access ~ Pride of ownership is evident in this well cared for home!