



57 Lincoln Street
Sylvan Lake, Alberta

MLS # A2317620



\$559,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,707 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

BRAND NEW HOME BACKING ON TO A GREEN SPACE | FIRST TIME BUYERS CAN SAVE 5% THANKS TO FEDERAL GST REBATE! Be the first owner of this brand new Laebon Home situated in the sought after neighbourhood of Beacon Hill, just steps from multiple parks, green spaces, and Beacon Hill Elementary! This best selling two storey floor plan offers 1707 square feet above grade, a wide open living space, large windows, 2nd floor laundry, and a large bonus room! The main floor features vinyl plank flooring throughout, and a beautiful kitchen offering raised two tone cabinetry, stainless steel appliances, quartz countertops, a large island with eating bar, and a large walk in pantry. The adjacent eating area has sliding patio doors that lead out to the deck. Head upstairs to find two nicely sized kids/spare rooms that share a large 4 pce bath, and a large master bedroom with its own private 4 pce ensuite and huge walk in closet. Laundry is conveniently located near the bedrooms, and the large and bright bonus room gives you additional living space to enjoy. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil to grade are included in the price and will be completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. GST rebate must be applied for by the purchaser after purchase and rebate will be paid directly by the government.