



196 Marina Bay Court
Sylvan Lake, Alberta

MLS # A2319014



\$720,000

Division:	Marina Bay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,392 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, Views, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: n/a

Lakefront living with the flexibility today's buyers are searching for. This thoughtfully planned 2-bedroom, 2-bath home offers a layout that adapts to the way you live, whether you're looking for a year-round residence, weekend retreat, or a place to gather family and friends. The main living area is designed to make the most of the setting, with large windows framing the lake and creating a bright, welcoming space to relax, entertain, or simply enjoy the view. Fresh paint throughout provides a clean, move-in-ready feel while maintaining the home's warm and inviting character. The main floor features a spacious bedroom, 3 pc bathroom, convenient laundry area, and an open-concept living and dining space that flows effortlessly toward the waterfront. Upstairs, the private primary retreat offers its own 3 pc bathroom and a peaceful place to unwind after a day on the lake. A standout feature is the versatile loft overlooking the main living area. Whether you envision a family room, media space, children's play zone, home office, reading lounge, or additional sleeping area for guests, this flexible space adds valuable functionality and room to grow. Step outside and embrace the lakefront lifestyle. Morning coffee, afternoon paddleboarding, sunset gatherings, and waterfront views become part of everyday life. The perfect place to enjoy lakefront living with flexible spaces and the kind of setting that never goes out of style. Attached single garage. This neighborhood offers a private boat launch, boat slips, storage, newly renovated clubhouse and tennis/pickleball courts.