



43 Lincoln Street
Sylvan Lake, Alberta

MLS # A2320003



\$639,900

Division:	Beacon Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,135 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		

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		

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 floor plan offers 2135 sq ft with 9' ceilings on the main floor, large windows, and a spacious open living space that is perfect for entertaining. Luxury vinyl plank runs throughout the main floor for the best in low maintenance and durability. This spacious kitchen offers raised cabinetry, quartz counter tops, stainless steel appliances, island with eating bar and under mount granite sink, and a walk in pantry, while the adjacent eating area is large enough to accommodate the whole family. The living room and dining space enjoy views over the yard, and a sliding glass patio door provides access to the rear deck. The second floor offers a spacious and bright bonus room, two generously sized kids rooms that share a 4 pce bath, and convenient upper floor laundry. The primary suite is large, and the 5 pc ensuite is a great place to start and end your day with dual sinks, a freestanding soaker tub, shower, water closet, and spacious walk in closet. 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. 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 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. This home has an estimated completion date of September 2026. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.