



**12 Vanson Close  
Sylvan Lake, Alberta**

**MLS # A2324632**



**\$749,900**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,545 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Back Lane, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** stove, fridge, dishwasher, garage door opener 2 controls

Under Construction! Situated on a premier close in Vista and backing onto a beautiful greenspace, this exceptional modified bi-level by Edge Homes offers the perfect combination of quality craftsmanship, thoughtful design, and an unbeatable location just steps from a playground and scenic walking trails. A spacious front foyer with elegant glass railings welcomes you into the bright, open-concept main floor. The living room showcases a striking tray ceiling, modern fireplace feature wall, and durable vinyl plank flooring that flows throughout the main living areas. Designed for both everyday living and entertaining, the kitchen features stylish navy lower cabinetry paired with crisp white uppers, quartz countertops, stainless steel appliances, a large centre island, and a walk-in pantry with convenient pull-out drawers. The adjoining dining area opens through garden doors to a covered 14' x 16' deck complete with a gas line for your BBQ. The spacious primary suite offers a walk-in closet and a luxurious 4-piece ensuite with dual sinks and a custom tiled shower. A dedicated micro office with floor-to-ceiling shelving provides an ideal work-from-home space. Just a few steps above the main floor are two additional generous bedrooms and a full 4-piece bathroom. The fully finished basement adds even more living space with a large family room, fourth bedroom, full 4-piece bathroom, and finished laundry room. Additional highlights include a 25' x 26' attached garage, HRV system, rough-in for in-floor heat, rough-in for air conditioning, and the quality finishes Edge Homes is known for. Construction is just underway, giving you the rare opportunity to personalize your interior finishes and selections while working alongside the builder's professional designer to create a home that reflects your style. GST is included with the rebate assigned to the builder. Taxes are based

on lot value only and will be reassessed upon completion. Backed by a 1-2-5-10 New Home Warranty for added peace of mind.