



GRASSROOTS
REALTY GROUP

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11 Vincent Gate
Sylvan Lake, Alberta

MLS # A2330437



\$599,900

Division:	Vista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Inclusions: stove, fridge, bi dishwasher, all in one laundry, garage opener 2 controls

Discover exceptional lakeview living in this stunning walkout bungalow by Edge Homes, thoughtfully designed with quality finishes and an unbeatable location. A welcoming covered front porch with composite steps leads into a bright, spacious foyer where you'll immediately appreciate the open-concept layout, 9' ceilings, luxury vinyl plank flooring, and abundance of natural light. The heart of the home is the beautifully appointed kitchen, featuring quartz countertops, a massive 10-foot island, stainless steel appliances, under-cabinet lighting, a window over the sink, built-in pantry cabinetry, and a convenient coffee bar. The adjoining dining area offers plenty of space for entertaining, while the living room showcases breathtaking lake views and access to a 10' x 10' low-maintenance Dura Deck with a gas line for your BBQ. The primary retreat is designed for comfort, complete with a walk-in closet featuring an all-in-one laundry unit, a 3-piece ensuite with a walk-in shower, and private patio doors leading to the deck—the perfect spot to enjoy your morning coffee overlooking the lake. 2nd bedroom or office space plus a 4pce main bathroom. The walkout basement is unfinished and ready for your vision, with space for a large family room, wet bar, three additional bedrooms, a 5-piece bathroom with dual sinks, a separate laundry room for family or guests, and a spacious mechanical room offering excellent storage. Outside, the attached double garage is complemented by a south-facing driveway to help minimize winter maintenance. The sloped backyard features a custom rock retaining wall, a dedicated fire pit area, and backs onto a paved alley. Located in The Vista, this exceptional home offers convenient access to schools, parks, playgrounds, shopping, downtown amenities, the highway, and, of course, the lake. A perfect blend of luxury, functionality,

and incredible views. 1-2-5-10 year new home warranty for peace of mind. This home is under construction with a fall possession. Taxes to be assessed. GST included in purchase price with rebate to builder.