



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59 Lodge Place
Sylvan Lake, Alberta

MLS # A2333636



\$400,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,064 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Mirror in front entry, Mirror in living room, Shelves in living room, Pot & pan racking in kitchen, Freezer in basement.

Comfort, functionality, and an excellent location come together in this welcoming bi level home in the Lakeway Landing neighbourhood of Sylvan Lake. Offering 3 bedrooms, 3 bathrooms, and a bright, functional layout, this home is perfect for families, first time buyers, or anyone looking to enjoy everything this vibrant lakeside community has to offer. Step inside to a spacious living room that flows seamlessly into the kitchen and dining area, creating a comfortable space for everyday living and entertaining alike. The kitchen offers ample cabinetry and workspace, with a convenient door leading directly to the back deck and fully fenced backyard an ideal space for summer BBQs, kids to play, pets to roam, or simply relaxing with family and friends. The primary bedroom features its own private 3 piece ensuite, while a second bedroom and a full bathroom complete the main level. Downstairs, you'll find a generous family room that's perfect for movie nights, a games area, or a playroom, along with a third bedroom and an additional full bathroom. The lower level also features a spacious utility room with plenty of storage and a dedicated laundry area, adding even more practicality to the home. Outside, enjoy your morning coffee on the covered front veranda, appreciate the peace of mind that comes with a new roof, and take advantage of the rear parking pad with convenient back lane access. Located just minutes from parks, playgrounds, schools, walking trails, shopping, two nearby golf courses, and Sylvan Lake's beautiful waterfront, this home offers the perfect balance of comfort, convenience, and recreation. Whether you're purchasing your first home or searching for a place to raise a family, this home is ready to welcome its next owners.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX real estate central alberta. Information is believed to be reliable but not guaranteed.