



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

58 Concord Rise
Sylvan Lake, Alberta

MLS # A2351478

\$439,900

Division:	Crestview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,463 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Plug-In, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Cleared, Cul-De-Sac, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-38-1-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Perimeter Wall	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 58 Concord Rise, located in the desirable Crestview community of Sylvan Lake! Situated on a lot spanning over 4,500 sq. ft., this property offers an excellent combination of comfortable living, outdoor space, and everyday convenience. Featuring an attached garage, a partially fenced yard, and a dedicated RV electrical outlet along the side of the home, this property offers added functionality for those with recreational vehicles or outdoor hobbies. Crestview is a fantastic community for those who enjoy an active lifestyle, featuring neighbourhood green spaces, a playground, walking trails, and an 18-hole disc golf course that winds through Crestview and the neighbouring Vista at Ryders Ridge. Families will appreciate access to Sylvan Lake's schools, recreational facilities, shopping, restaurants, and everyday amenities. With the beautiful shores of Sylvan Lake just a short drive away, residents can enjoy boating, beaches, and year-round outdoor recreation. Whether you're looking for your next home or an opportunity to enjoy everything Sylvan Lake has to offer, 58 Concord Rise is a property worth exploring! Photos are Representative.