

# \$504,900 - 3 Lyon Crescent, Sylvan Lake

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MLS® #A2211869

**\$504,900**

5 Bedroom, 3.00 Bathroom, 1,264 sqft  
Residential on 0.16 Acres

Lakeway Landing, Sylvan Lake, Alberta

Welcome to this beautiful modified bi-level, perfectly nestled in Sylvan Lake's desirable Lakeway Landing where space, warmth, and family-focused design come together. From the moment you enter the welcoming front foyer, you'll feel the thoughtful layout that sets this home apart. Vaulted ceilings define the open-concept main floor, where the kitchen is both stylish and practical. Featuring a central island with breakfast bar, it's the perfect spot for a quick breakfast on the go, for kids to do homework, or chat while dinner simmers. With stainless steel appliances, a walk-in pantry, pot-and-pan drawers, and good prep space, it's a kitchen that truly works for busy households. The dining area leads out to a two-tiered deck your go-to for summer grilling, outdoor dining, and relaxed evening get-togethers with friends. The cozy living room centers around a beautiful gas fireplace wall, complete with built-in shelving for your favorite books, décor, or kid-friendly storage. Two main floor bedrooms offer flexibility ideal for kids bedrooms, or a bright, private office space. Upstairs, the spacious primary suite feels like a retreat, with a walk-in closet and a full 4-piece ensuite for added privacy. For movie night marathons, the fully finished basement expands your living space with a family room that's perfect for just that, or a dedicated play zone for the kids or teenagers gaming. Two additional large bedrooms and a full bathroom make it ideal for growing families or



visiting guests. You'll love the added comfortsâ€”central air conditioning to keep summer days cool, a heated garage for cold winter mornings, and roughed-in in-floor heat in the basement. Outside, the oversized backyard offers room for kids to play, a parking pad for your recreational toys, and even space to add a potential detached garage in the future. This is a home that checks all the boxesâ€”space, comfort, warmth, and valueâ€”all in a family-friendly neighborhood youâ€™ll be proud to call home.

Built in 2006

### Essential Information

MLS® #	A2211869
Price	\$504,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	3 Lyon Crescent
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M6

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Parking Pad

# of Garages 2

## Interior

Interior Features Breakfast Bar, Built-in Feature

Appliances Dishwasher, Microwave Hood

Heating Fireplace(s), Forced Air, In Floor

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Fire Pit

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 15th, 2025

Days on Market 13

Zoning R1

## Listing Details

Listing Office Royal LePage Network Realty Corp.

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