

# \$739,900 - 16 Vanson Close, Sylvan Lake

MLS® #A2228083

**\$739,900**

3 Bedroom, 3.00 Bathroom, 1,211 sqft  
Residential on 0.13 Acres

Vista, Sylvan Lake, Alberta

Step into elegance with this show-stopping custom bungalow by Billex Custom Homes, perfectly tucked away on a quiet close and backing onto serene green space. From first glance to final detail, this home radiates upscale comfort and thoughtful design.

The bright, open-concept main floor is ideal for entertaining and everyday living—featuring soaring ceilings, sleek LED lighting, and a chef-inspired kitchen with quartz countertops, gas stove, full drawer cabinetry, and an oversized walk-in pantry (with built-in power for all your small appliances). Step outside to your composite covered deck with privacy glass, dual gas lines for your BBQ and fire table, plus hot tub-ready wiring—your private outdoor oasis is ready and waiting.

With 3 bedrooms, 2.5 baths, and a versatile main floor office, there's room to live, work, and grow. The luxurious primary suite offers a spa-like ensuite with dual quartz vanities, a soaker tub, walk-in shower, and a generous walk-in closet. Main floor laundry includes quartz countertops and a utility sink for ultimate convenience.

Downstairs, the fully finished basement impresses with 9-ft ceilings, walk-in closets in both bedrooms, a stylish wet bar with bar



fridge, and automated blinds for effortless  
ambiance.

This home was built with efficiency and  
comfort in mind: triple-pane windows,  
spray-foam insulated basement, in-floor  
heating, HRV system, central A/C, and an  
oversized heated garage with floor drain. Plus,  
itâ€™s still under Alberta New Home Warranty  
for total peace of mind.

Meticulously maintained and move-in ready,  
this is more than a homeâ€”itâ€™s a lifestyle.  
Donâ€™t miss your opportunity to own one of  
Sylvan Lakeâ€™s finest.

Built in 2022

**Essential Information**

MLS® #	A2228083
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	16 Vanson Close
Subdivision	Vista

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	47
Zoning	R1A

### Listing Details

Listing Office	RE/MAX real estate central alberta
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