

# \$444,800 - 14 Violet Point, Sylvan Lake

MLS® #A2200349

**\$444,800**

3 Bedroom, 3.00 Bathroom, 1,240 sqft

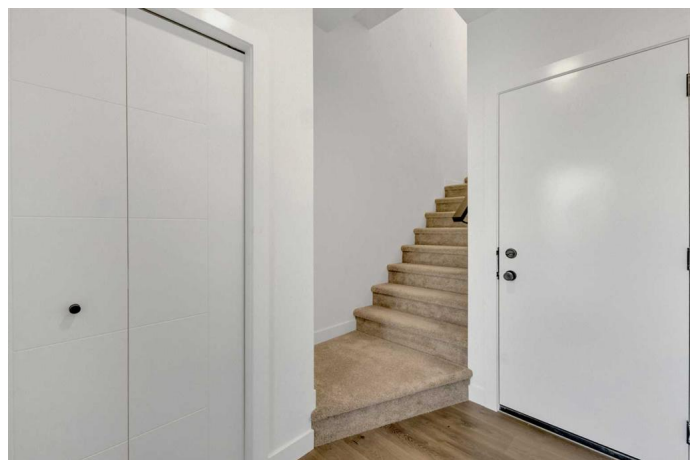
Residential on 0.06 Acres

Vista, Sylvan Lake, Alberta

Welcome to The Vista, a highly desirable community in Sylvan Lake, where comfort meets convenience. This 3-bedroom, 2.5-bathroom townhome offers the perfect blend of space, function, and style, making it an excellent choice for families, professionals, or those seeking a weekend getaway near the lake.

One of the standout features of this home is the rare 39' deep garage—a dream for vehicle owners, outdoor enthusiasts, or anyone in need of extra storage for boats, ATVs, and more. Whether you have multiple vehicles or just need extra space for your gear, this garage has you covered!

Step inside and be welcomed by an open-concept layout, designed for both relaxation and entertaining. The bright and inviting main floor offers a seamless flow between the living, dining, and kitchen areas. The well-appointed kitchen features modern finishes and a spacious island, making meal prep and social gatherings effortless. Large windows allow natural light to fill the space, creating a warm, and inviting atmosphere. Upstairs, you'll find a generous primary suite, complete with its own private ensuite and spacious closet, offering a quiet retreat after a long day. Two additional bedrooms provide great space for family, guests, or even a home office



Outside, enjoy low-maintenance living with professionally landscaped surroundings, nearby walking trails, and parksâ€”all while being just minutes from Sylvan Lake's stunning waterfront. Whether you're heading out for a day on the water, enjoying local restaurants, or exploring nearby shops, everything you need is within easy reach! Photos are of a similar unit. These photos are from the showhome.

Built in 2025

**Essential Information**

MLS® #	A2200349
Price	\$444,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	14 Violet Point
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0X1

**Amenities**

Parking Spaces	3
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, On Street, Tandem

# of Garages            2

### **Interior**

Interior Features    Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows, See Remarks

Appliances            None

Heating                Forced Air

Cooling                None

Has Basement        Yes

Basement             See Remarks, Unfinished

### **Exterior**

Exterior Features    Balcony, Private Entrance, Private Yard

Lot Description       Back Lane, Back Yard, City Lot, Front Yard

Roof                    Asphalt Shingle

Construction        Brick, Vinyl Siding

Foundation           Perimeter Wall

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market       183

Zoning                  R3

### **Listing Details**

Listing Office           The Agency North Central Alberta

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