

# \$589,900 - 9 Lambertson Place, Sylvan Lake

MLS® #A2201641

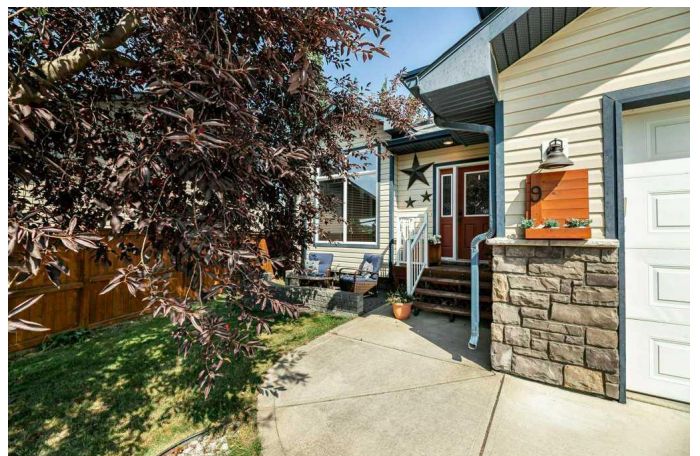
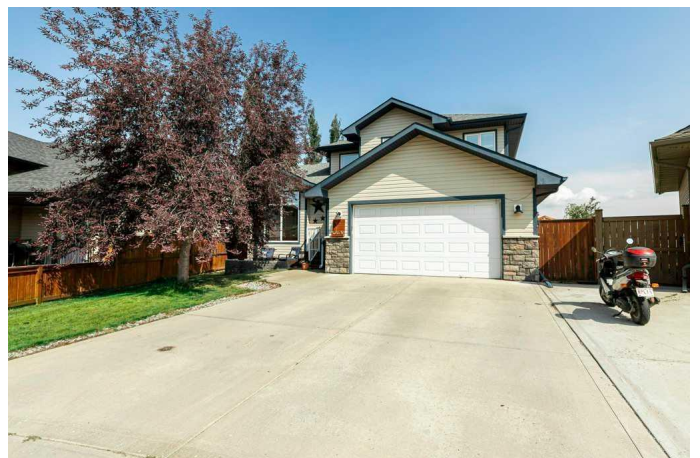
**\$589,900**

6 Bedroom, 4.00 Bathroom, 1,741 sqft  
Residential on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

This beautiful home in the sought-after Lakeway Landing subdivision of Sylvan Lake offers a blend of modern comforts and practical features. Tucked away on a quiet close, the 1741 square foot property sits on a spacious pie-shaped lot with a fully fenced yard, ensuring privacy and plenty of outdoor space. The attached two-car garage is both heated and drywalled, providing a convenient and warm space for vehicles or storage. Step inside to discover vaulted ceilings and an open floor plan that makes the living space feel expansive and welcoming. The great room features a gas fireplace, perfect for cozy evenings. The kitchen has solid maple wood cabinets, lots of storage, and brand-new stainless steel refrigerator and stove. The main floor also includes a dedicated office and a convenient laundry room. The primary bedroom is complete with a walk-in closet and a 3 piece ensuite with 2 more bedrooms on the second level make for a great family home.

The finished basement adds even more living space with a dry bar, recreation room, built in tv unit, 2 bedrooms, 5 piece bathroom with dual sinks and air tub, and in-floor heating to keep things warm and inviting. New carpet and flooring have been installed, along with heated tile floors, ensuring comfort throughout the home. Recent updates include a new hot water tank and roof shingles installed in 2024. Outside, a greenhouse with locked storage space offers gardening enthusiasts the perfect setup, while a deck and patio provide ideal



spaces for outdoor relaxation. With RV parking available, this home truly offers it all in one of Sylvan Lake's most desirable neighborhoods.

Built in 2006

### **Essential Information**

MLS® #	A2201641
Price	\$589,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,741
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	9 Lambertson Place
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2P9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway, Heated Garage
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s), Dry Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	19
Zoning	R1A

## Listing Details

Listing Office      Royal LePage Network Realty Corp.

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