

# \$345,000 - 18 Lark Close, Sylvan Lake

MLS® #A2216419

**\$345,000**

4 Bedroom, 4.00 Bathroom, 1,271 sqft  
Residential on 0.10 Acres

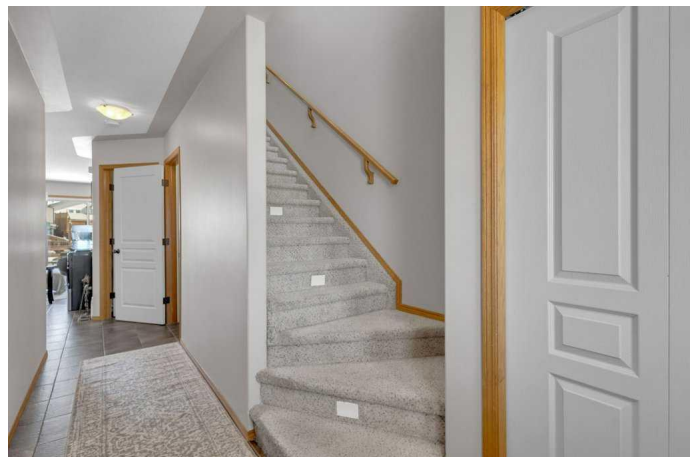
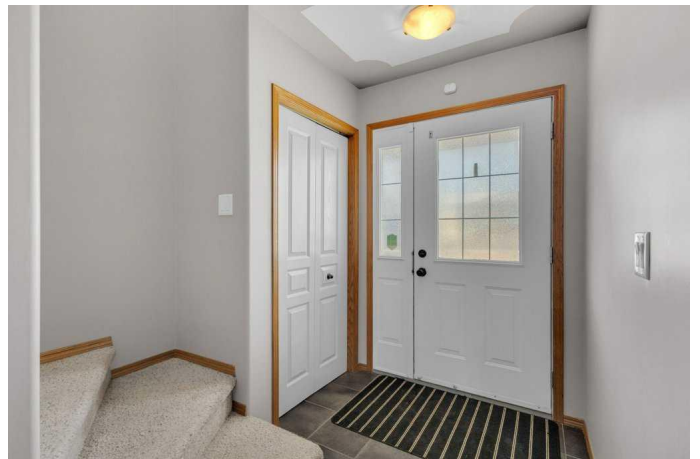
Lakeway Landing, Sylvan Lake, Alberta

Welcome to this inviting end unit townhome located in the sought-after community of Lakeway Landing—where space, functionality, and location come together seamlessly. This well-maintained home offers an open concept layout designed for both comfort and practicality. The bright and functional kitchen features ample counter space and cabinetry, flowing effortlessly into the main living area.

Step through the patio doors onto your oversized double deck—perfect for BBQs, entertaining, or simply relaxing outdoors. One of the standout features of this property is the expansive yard—rare for a townhome—offering room for kids to play, outdoor activities, and extra parking.

Upstairs, you'll find a generously sized primary bedroom with a private 3-piece ensuite, plus two additional bedrooms and another full bath—ideal for family or guests. The fully finished basement adds even more versatile living space, with a bathroom and room for a rec area, home office, or guest room.

Whether you're a growing family, first-time buyer, or investor, this home checks all the boxes. Enjoy the convenience of nearby schools, parks, and amenities, all within one of Sylvan Lake's most family-friendly neighbourhoods. This home has been well-looked after, with a new roof added in July



2024.

Built in 2005

### Essential Information

MLS® #	A2216419
Price	\$345,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,271
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	18 Lark Close
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S2P6

### Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Corner Lot, Cul-De-Sac  
Roof                      Asphalt  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 30th, 2025  
Days on Market        1  
Zoning                    R3

**Listing Details**

Listing Office            Coldwell Banker Ontrack Realty

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