

# \$724,900 - 180 Marina Bay Court, Sylvan Lake

MLS® #A2225504

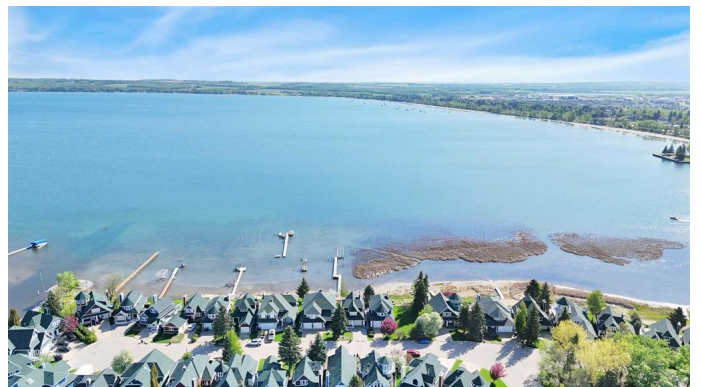
**\$724,900**

3 Bedroom, 2.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to 180 Marina Bay Court—a rare opportunity to own a lakefront home for under \$800K! Nestled in the prestigious Marina Bay community of Sylvan Lake, this property offers a serene waterfront lifestyle just minutes from downtown shops, restaurants, and year-round attractions. Whether you're heading into town or enjoying the lake, everything is within reach. This 3-bedroom, 2-bathroom home is perfectly situated on the shoreline with breathtaking lake views from both the main and upper levels. The layout is spacious, sun-filled, and designed for comfort—with vaulted ceilings, large windows, and seamless flow between indoor and outdoor spaces. Lovingly maintained and ready to enjoy, the home also provides a great opportunity to incorporate your own modern touches over time. Triple-pane windows help keep the home cool in the summer and cozy in the winter, while a newer on-demand hot water tank ensures reliable, energy-efficient hot water for years to come.

Step outside to your private backyard oasis where you'll find green space, mature trees, and a tranquil setting perfect for morning coffee or evening fires by the lake. Located on a quiet cul-de-sac, Marina Bay is a close-knit community known for its private marina, seasonal events, and relaxed, coastal vibe. Whether you're seeking a year-round home or the ultimate lakefront getaway, this is waterfront living at an exceptional value.



Built in 1990

## Essential Information

MLS® #	A2225504
Price	\$724,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,641
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	180 Marina Bay Court
Subdivision	Marina Bay
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E9

## Amenities

Amenities	Boating, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1
Waterfront	Lake Front

## Interior

Interior Features	Bookcases, French Door, Laminate Counters, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s), Central Vacuum
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, None

### **Exterior**

Exterior Features	Fire Pit, Awning(s)
Lot Description	Back Yard, Cul-De-Sac, Lake, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	70
Zoning	RMB
HOA Fees	2953
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.