

\$569,900 - 63 Bardwell Way, Sylvan Lake

MLS® #A2226367

\$569,900

3 Bedroom, 3.00 Bathroom, 1,928 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

BRAND NEW CONSTRUCTION | AUGUST POSSESSION - Situated in sought after Beacon Hill and only steps away from parks, playgrounds and schools, this modern 2 storey could be your family's next home! Built by Laebon Homes, this 2 storey Riley floorplan offers 1928 square feet above grade, a wide open floor plan filled with natural light, and modern finishes throughout. The kitchen is well appointed with two tone cabinetry, quartz counter tops, a large island with eating bar, stainless steel appliances, and a large walk-in pantry. The living area is spacious and bright with a large picture window overlooking the backyard, and the adjacent dining area offers access to the back deck through large sliding patio doors. Upstairs you'll find the spacious master bedroom suite with your own private 4 pce ensuite with his and hers sinks, shower, and a spacious walk-in closet. Two more bedrooms share a 4 pce bathroom, and you'll appreciate the convenience of upper floor laundry close to all the bedrooms. You'll love ending your day in the large bonus room, which makes the perfect space for family movie nights or a relaxing space to wind down. The attached garage is insulated, drywalled, and taped. If you need more space, the builder can complete the basement development for you, and allowances can also be provided for blinds, and a washer and dryer to make this a completely move in ready package. Poured concrete front driveway, front sod, and rear topsoil are included in the price and will be



completed as weather permits. 1 year builder warranty and 10 year Alberta New Home Warranty are included. Taxes have yet to be assessed. This home has an estimated completion date of August 2025. Photos and renderings are examples from a similar home built previously and do not necessarily reflect finished and colours used in this home.

Built in 2025

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226367 |
| Price | \$569,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,928 |
| Acres | 0.12 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 63 Bardwell Way |
| Subdivision | Beacon Hill |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 0V4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Off Street |
| # of Garages | 2 |

Interior



Interior Features Breakfast Bar, Closet Organized, No Smoking Allowed, Animal Home, No Smoking Allowed, Counters, Separate Entrance

Appliances Dishwasher, Garage Control, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 4th, 2025

Days on Market 15

Zoning R1A

Listing Details

Listing Office RE/MAX real estate central alberta



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