

\$2,200,000 - 9 Rustic Road, Norglenwold

MLS® #A2247198

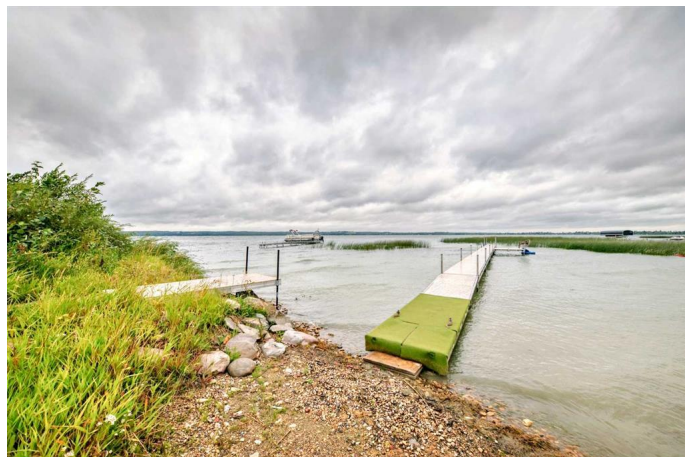
\$2,200,000

5 Bedroom, 3.00 Bathroom, 3,606 sqft

Residential on 0.38 Acres

NONE, Norglenwold, Alberta

Lakefront living at its finest! This 2 owner home is on a large pie shaped lot with 62 ft of lake frontage in the beautiful SV of Norglenwold. It has unparalleled 180 degree stunning views of the lake with spectacular sunrises. The gentle slope to the water provides easy access for kids and the elderly, and also for all of your lake activities. Situated on a huge lot(62 x 195 x 107 x 195), there is plenty of room for entertaining, gardening, and your favorite outdoor games like volleyball, badminton and cornhole. This well built home features clay tile roof, brick driveway and patio, lakeview hot tub, upper floor laundry, bonus room and flex room above the garage, granite countertops, solid oak doors, and a huge primary bedroom with 2 walk-in closets. With 5 large bedrooms, there is plenty of room for family and friends to visit. Cozy up to the wood burning stove in the winter after you spend the day ice fishing, snowmobiling, or skating on the lake. The main floor plan offers a huge 2nd family room with the flexibility to offer a games room, music room, home office, and is awesome for Christmas or family gatherings! This property is on its own well with ample water. It is tied into the Town of Sylvan wastewater with the affordable cost of \$450/year! You will also find the taxes much less than in the town itself but this home offers walking and biking into the amenities of Sylvan Lake. The large heated garage is 39 ft wide and offers plenty of room inside for all your toys!



Built in 1989

Essential Information

MLS® #	A2247198
Price	\$2,200,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	3,606
Acres	0.38
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	9 Rustic Road
Subdivision	NONE
City	Norglenwold
County	Red Deer County
Province	Alberta
Postal Code	T4S 1S5

Amenities

Utilities	Natural Gas Connected, Garbage Collection, Water Connected, Cable Available, Phone Available, Sewer Connected
Parking Spaces	6
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Workshop in Garage, Interlocking Driveway
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Front, Lake, Lake Front, Lake Privileges, Waterfront

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, Beamed Ceilings, Wood Windows
Appliances	Built-In Electric Range, Dishwasher, Electric Cooktop, Garage Control(s), Induction Cooktop, Refrigerator, See Remarks, Stove(s),

	Washer/Dryer, Window Coverings, Gas Dryer
Heating	Boiler, In Floor, Forced Air, Hot Water, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Kitchen, Living Room, Free Standing, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard, Storage, Dock
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Lake, Landscaped, Lawn, Level, Many Trees, Private, Beach, Waterfront
Roof	Clay Tile
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 10th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
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