

# **\$459,000 - 3 Brookstone Drive, Sylvan Lake**

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MLS® #A2202383

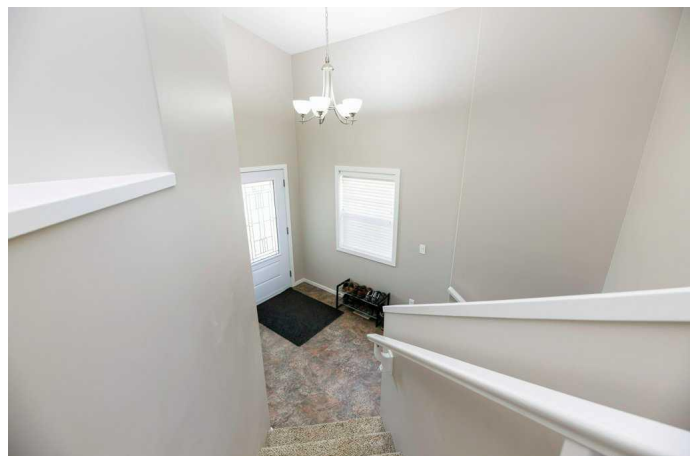
**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,211 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

Located in the desirable Beacon Hill subdivision of Sylvan Lake, this beautiful home offers a bright and airy open-concept floor plan with modern finishes throughout. Vaulted ceilings and large windows flood the space with natural light, enhancing the contemporary design. The main living area seamlessly connects the kitchen, dining, and living spaces, making it perfect for entertaining. The kitchen features wood cabinets, a large island, a built-in microwave, and a walk-in pantry. Double patio doors with phantom screens open onto a spacious back deck, perfect for enjoying the outdoors. The home is equipped with a full water filtration system, including a water softener, chlorine remover, new hot water tank in 2025, and garburator for added convenience. The main level features two bedrooms, including a spacious primary suite with a walk-in closet and a private three-piece ensuite, along with an additional four-piece bathroom. The fully finished basement with all new carpet is open and bright, offering a fantastic recreation space with a wet bar, two additional bedrooms, a three-piece bathroom, and a laundry room. Completing this exceptional property is a single detached insulated garage. New hot water tank just installed! A must-see home in a charming and welcoming neighborhood!



Built in 2014

### Essential Information

MLS® #	A2202383
Price	\$459,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,211
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3 Brookstone Drive
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M1

### Amenities

Parking Spaces	2
Parking	Additional Parking, Gravel Driveway, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 14th, 2025
Days on Market	43
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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