

# \$545,000 - 26 Parson Drive, Sylvan Lake

MLS® #A2245089

**\$545,000**

4 Bedroom, 3.00 Bathroom, 1,269 sqft

Residential on 0.12 Acres

Crestview, Sylvan Lake, Alberta

BEAUTIFUL BUNGALOW | MAIN FLOOR LAUNDRY | AIR CONDITIONING | HEATED GARAGE ~ This well maintained bungalow is ideally suited for buyers seeking easy one-level living without compromising space or comfort. Situated on a quiet street just steps from a walking path/green space with disc golf, this home offers an ideal combination of comfortable living and premium features. ~ The main floor welcomes you with rich engineered hardwood flooring and an elegant front den/formal dining space framed by archways and columns. The open concept living area is filled with natural light and features a cozy gas fireplace, creating the perfect atmosphere for relaxing or entertaining. ~ The chef's kitchen includes gorgeous white quartz countertops, large island, a corner pantry, and abundant cabinetry. Adjacent, the dining area opens to a covered rear deck overlooking the manicured backyard with vinyl fencing, underground irrigation, and a handy garden shed. ~ The primary bedroom is tucked away at the back of the home and includes a spacious 5-piece ensuite with soaker tub, good sized shower, plus a walk in closet. ~ Additional highlights include: BRAND NEW Hot Water Tank, main floor laundry with sink, central air conditioning, water softener, and central vacuum. ~ The fully finished basement is warmed by in-floor heat and offers a large rec room/family space, a 4-piece bathroom, and three additional bedrooms—one of which was previously used as a sewing room and



could serve as a hobby room or office depending on your needs. ~ The double attached garage is heated with in-floor heat and also roughed-in for a gas heater, ideal for keeping your vehicles warm and dry year-round. ~ With thoughtful design throughout, 26 Parson Drive delivers the space, comfort, and easy lifestyle you've been waiting for.

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245089    |
| Price          | \$545,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,269       |
| Acres          | 0.12        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 26 Parson Drive |
| Subdivision | Crestview       |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0L5         |

**Amenities**

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                    |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas, Living Room                                                                                           |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 20               |
| Zoning         | R1A              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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