

\$428,500 - 1 Willow Street, Sylvan Lake

MLS® #A2251508

\$428,500

4 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.16 Acres

Central Core, Sylvan Lake, Alberta

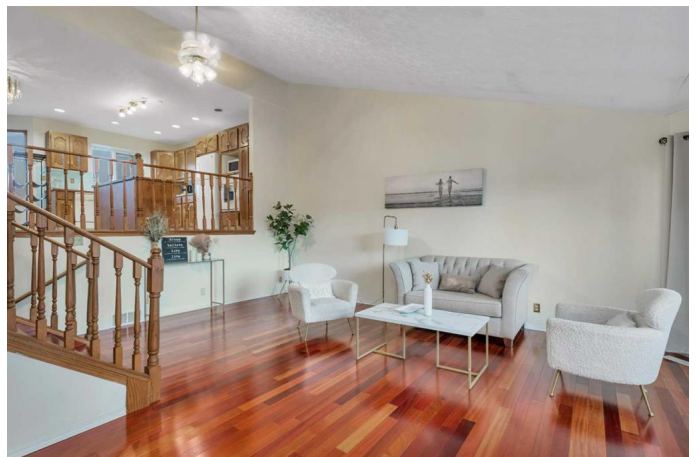
This thoughtfully designed home offers the ideal blend of flexibility, charm, and location making it a smart choice for both investors and families. Whether you're looking for a high-performing short or long-term rental or a comfortable home in the heart of Sylvan Lake, this property delivers.

The main floor features a spacious living room that connects seamlessly to the lower family room and upper bedroom level. The kitchen overlooks the living area and bay windows, creating an inviting and functional layout perfect for everyday life and entertaining.

With four bedrooms, three up and one down, and three full bathrooms, there's room for everyone. The primary suite stands out with a retro-inspired ensuite and large soaker tub, offering a private space to unwind.

The lower level is all about personality and comfort. A cozy gas fireplace, custom built-ins, and a wet bar make the family room an ideal hangout for movie nights or hosting friends. The additional bedroom is spacious and can serve as a flex space for your office or workout room.

Outside, the elevated back deck is perfect for summer BBQs or quiet mornings with coffee, overlooking a spacious, fully fenced yard ready for kids, pets, or guests. A 22x26 insulated double attached garage adds convenience and storage, while a new roof installed in 2021 brings peace of mind and if desired there is still plenty of room to add a second garage in the rear yard.



Centrally located just a short stroll to the lake, this home offers incredible potential. Whether you're ready to generate rental income or personalize it for your family, this is a well-located, proven investment that brings both lifestyle and long-term value.

Built in 1990

Essential Information

MLS® #	A2251508
Price	\$428,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,597
Acres	0.16
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	1 Willow Street
Subdivision	Central Core
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M1

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Alley Access
# of Garages	2

Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Wet Bar
-------------------	---

Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Rectangular Lot, Back Lane, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	14
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.