

# \$467,900 - 16 Violet Point, Sylvan Lake

MLS® #A2233297

**\$467,900**

3 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.06 Acres

Vista, Sylvan Lake, Alberta

Nestled on a peak overlooking the shores of Sylvan Lake, this home presents a unique opportunity for professionals and families seeking an idyllic lakeside lifestyle. This exquisite block of units boasts well-appointed bedrooms, complimented by two full bathrooms and a convenient half bath/laundry room on main level. Upstairs the master bedroom is a sanctuary of relaxation with a modern tiled shower enclosed by glass doors. The contemporary open floor plan invites you to a realm of sophistication featuring a spacious kitchen complete with large island, design inspired cabinetry and sleek quartz countertops. The living area, illuminated by large windows provides lake views and seamless access to a front deck constructed with a durable dura-deck decking, chic brick feature walls and elegant glass railing. Experience cozy evenings by the electric fireplace, framed by a stylish brick feature. The dining rooms sliding glass doors open to a sizeable back deck leading to an expansive backyard with a paved alley. The tandem garage offers ample parking for 2 vehicles.

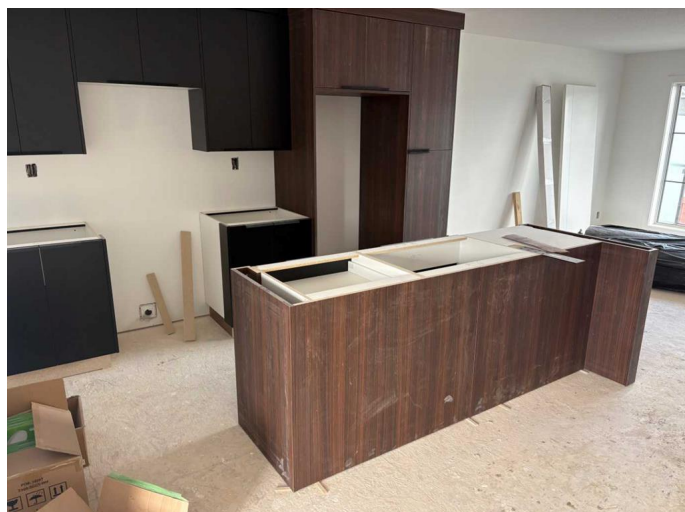
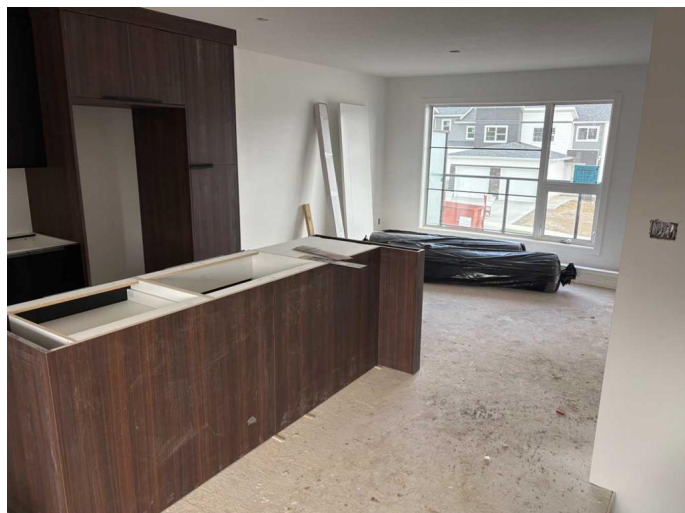
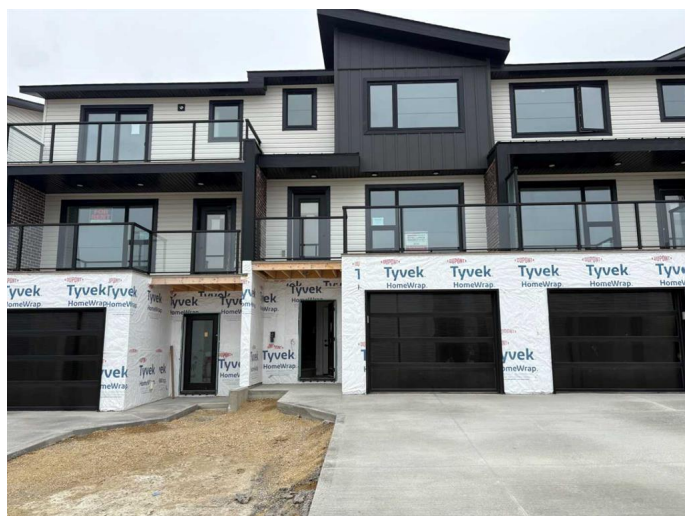
Built in 2025

## Essential Information

MLS® # A2233297

Price \$467,900

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	16 Violet Point
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0X1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                Poured Concrete, Slab

### **Additional Information**

Date Listed                June 23rd, 2025

Days on Market        17

Zoning                    R3

### **Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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.