

FOR Sale

71 Bardwell Way
Sylvan Lake



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4 Bedrooms



2.5 Bathrooms



1.716 sq.ft.

Located in the family-friendly community of Beacon Hill, this 1,716 Sq.Ft. two-storey offers 3 Bedrooms, 2.5 Bathrooms, a huge Bonus Room, an attached Double Garage, and an unfinished basement ready for future development. Built in 2024, this home combines modern finishes, functional living space, and a fully fenced yard in a location close to schools, parks, playgrounds, and all of Sylvan Lake's amenities.



PROPERTY DETAILS

LOT SIZE	5,011 SQ.FT
YEAR BUILT	2024
GARAGE	19'1"x21'6"
TAXES	\$4,759

PROPERTY FEATURES

- Like-New Condition
- Upgraded Appliances
- Quartz Counters
- 4 Bedrooms Up
- Great Location



BUILT FOR FAMILIES

The open-concept main floor features vinyl plank flooring, a spacious front entry, a convenient Half Bath, and a bright Living Room filled with natural light. The Kitchen offers quartz countertops, floor-to-ceiling cabinetry, a large pantry, centre island, upgraded appliances including a gas stove, and plenty of storage. The Dining Area opens directly onto the back deck and yard.

Upstairs, the Primary Bedroom includes a 4 Piece Ensuite and a huge walk-in closet. Two additional Bedrooms are both generously sized, while the large Laundry Room provides extra storage. The Bonus Room above the Garage offers excellent flexibility as a family room, office, playroom, or even a Bedroom, as it already includes a door and smoke detector.

Outside, the fenced backyard is complete with sod, garden beds, a gas line for your BBQ, and back lane access. The Double Attached Garage is drywalled and wired for a gas heater. Combined with the unfinished basement and family-focused location, this home offers plenty of room to grow.