

# \$445,000 - 20 Vincent Gate, Sylvan Lake

MLS® #A2251522

**\$445,000**

2 Bedroom, 4.00 Bathroom, 1,271 sqft

Residential on 0.07 Acres

Vista, Sylvan Lake, Alberta

Discover this beautifully falcon-built home offering affordable, sustainable living with stunning views from both the balcony and upper floor. Enjoy spaciousness and natural light with large windows throughout and no condo fees. The attached single-car garage leads into a basement featuring a four-piece bath, with space for a second living room, Gym area or storage for bikes, skis, & paddle boards

The main floor boasts a bright living room opening to the front patio and rear deck. An open-concept kitchen with a stone island and fully tiled backsplash, a large dining area. A two-piece bath, and a convenient laundry room. Step outside to a back deck overlooking the yard awaiting your landscaping visions, additional parking are two rear parking spaces. Upstairs, find a luxurious primary suite with a walk-in closet, dual sinks, separate tub, and glass shower.. Additionally a bedroom suite with its own four-piece bathroom. This home truly shines in person! !

Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251522  |
| Price      | \$445,000 |
| Bedrooms   | 2         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,271                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20 Vincent Gate |
| Subdivision | Vista           |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4R 0H6         |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 1                                                    |
| Parking        | Additional Parking, Driveway, Single Garage Attached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Stone Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                                       |
| Heating           | Forced Air                                                                                                                                       |
| Cooling           | None                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                |
| Fireplaces        | Electric                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Finished, Full, Walk-Out                                                                                                                         |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Private Yard                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 47                  |
| Zoning         | R5A                 |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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