

\$639,900 - 13 Laurel Road, Sylvan Lake

MLS® #A2227341

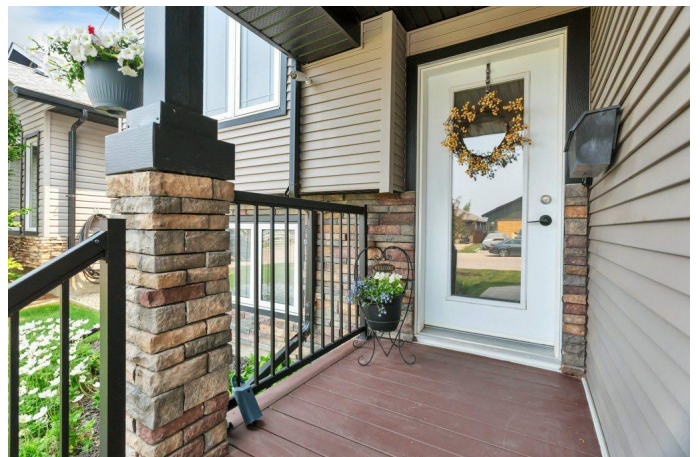
\$639,900

5 Bedroom, 3.00 Bathroom, 1,497 sqft

Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

This is The One! Located in the great Lakeway Landing neighborhood, it is a short walk to the dog park, the spray park, the Gull™s Baseball Stadium, shopping, schools, and multiple parks, this home backs onto a vast green space – offering endless outdoor enjoyment right from your back yard. From the moment you step inside, the spacious front entry welcomes you with room to comfortably greet guests or manage the every day bustle of family life. A dream for home cooks and entertainers alike, the kitchen offers ample prep space with sleek porcelain counterops, a spacious corner pantry and a convenient sit-up island. The open concept living area provides the perfect setting for hosting holiday dinners and memorable get-togethers. The layout is ideal for growing families, featuring two main-floor bedrooms ideal for younger children or guests, along with a full bathroom for added convenience. A few steps up awaits the private primary suite, featuring a duel shower ensuite and a spacious walk-in closet. Actually, each of the 5 bedrooms features a walk-in closet! Even the linen closet is oversized! The fully developed basement offers even more living space, complete with two generously sized additional bedrooms, a full bathroom, a rec room, a dedicated laundry area with a new high-end washer and dryer, and ample storage under the stairs and in the mechanical room. The large attached 26x26 garage is fully finished, heated, has a floor drain and a utility sink -



perfect for all your hobbies and projects. This home comes equipped with air conditioning, and roughed-in irrigation for the front yard. The beautifully landscaped backyard backs onto a peaceful green space - no rear neighbors!. You'll love the sour cherry trees, perfect for homemade Black Forest cake, and the convenient storage shed for all your outdoor essentials. The generous, south-facing deck is ideal for every season, featuring a gas line for your bbq, a covered area for relaxing on rainy days, and an open section that's perfect for soaking up the sun. Come see what makes this home special and experience the best of Lakeway Landing living.

Built in 2007

Essential Information

MLS® #	A2227341
Price	\$639,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,497
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	13 Laurel Road
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0B3

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), No Neighbours Behind, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	Realty Executives Alberta Elite
----------------	---------------------------------

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.