

\$234,900 - 64 Westview Drive, Sylvan Lake

MLS® #A2205586

\$234,900

3 Bedroom, 1.00 Bathroom, 627 sqft

Residential on 0.10 Acres

Lakeview Heights, Sylvan Lake, Alberta

Here is an opportunity for a buyer or investor who isn't afraid to address some of the cosmetics in this property. Three bedroom One bath bi level with over 4000 sq/ft of lot space. Main level features living room, Laundry and storage room, leading to the kitchen and dining area, and a walkout to the west facing deck and large backyard. In the basement 3 fair sized rooms and a 4 piece bathroom complete the living arrangements. While the property needs some work, key big ticket items that have been addressed include: Furnace (8 years old), windows have been replaced (last 3-5 years) and the shingles were replaced (2024), this can make a great first time buyers property or investment without the hassles of a HOA or prohibitive condo fees. Within walking distance of Ecole Mother Theresa and Beacon Heights Elementary, not to mention just a few minutes away from the Lake.

Built in 1977

Essential Information

MLS® #	A2205586
Price	\$234,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	627
Acres	0.10



Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	64 Westview Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1H7

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Metal Siding
Foundation	Wood

Additional Information

Date Listed	March 26th, 2025
Days on Market	32
Zoning	R2

Listing Details

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