

\$739,900 - 16 Vanson Close, Sylvan Lake

MLS® #A2228083

\$739,900

3 Bedroom, 3.00 Bathroom, 1,211 sqft
Residential on 0.13 Acres

Vista, Sylvan Lake, Alberta

Step into elegance with this show-stopping custom bungalow by Billex Custom Homes, perfectly tucked away on a quiet close and backing onto serene green space. From first glance to final detail, this home radiates upscale comfort and thoughtful design.

The bright, open-concept main floor is ideal for entertaining and everyday living—featuring soaring ceilings, sleek LED lighting, and a chef-inspired kitchen with quartz countertops, gas stove, full drawer cabinetry, and an oversized walk-in pantry (with built-in power for all your small appliances). Step outside to your composite covered deck with privacy glass, dual gas lines for your BBQ and fire table, plus hot tub-ready wiring—your private outdoor oasis is ready and waiting.

With 3 bedrooms, 2.5 baths, and a versatile main floor office, there's™ room to live, work, and grow. The luxurious primary suite offers a spa-like ensuite with dual quartz vanities, a soaker tub, walk-in shower, and a generous walk-in closet. Main floor laundry includes quartz countertops and a utility sink for ultimate convenience.

Downstairs, the fully finished basement impresses with 9-ft ceilings, walk-in closets in both bedrooms, a stylish wet bar with bar



fridge, and automated blinds for effortless
ambiance.

This home was built with efficiency and
comfort in mind: triple-pane windows,
spray-foam insulated basement, in-floor
heating, HRV system, central A/C, and an
oversized heated garage with floor drain. Plus,
itâ€™s still under Alberta New Home Warranty
for total peace of mind.

Meticulously maintained and move-in ready,
this is more than a homeâ€”itâ€™s a lifestyle.
Donâ€™t miss your opportunity to own one of
Sylvan Lakeâ€™s finest.

Built in 2022

Essential Information

MLS® #	A2228083
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,211
Acres	0.13
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	16 Vanson Close
Subdivision	Vista

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2025
Days on Market	32
Zoning	R1A

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.