

# **\$479,900 - 136 Crestview Boulevard, Sylvan Lake**

MLS® #A2262884

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.08 Acres

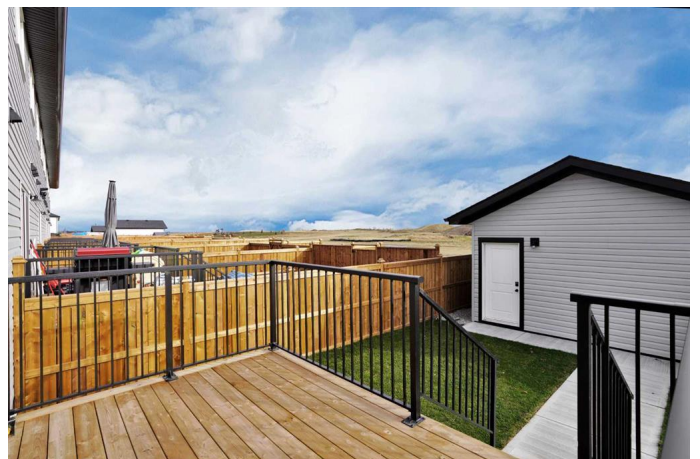
Crestview, Sylvan Lake, Alberta

RARE TOWNHOME!!! 136 Crestview Blvd, a beautifully appointed 4-bedroom, 4-bathroom home offering 1,863 sq. ft. of total developed living space in the highly desirable community of Crestview, Sylvan Lake. Designed for today's family lifestyle, this home features two spacious living rooms, central A/C, custom window coverings, and a fully developed basement, ideal for movie nights, guests, or a home office.

Outside, you'll find a fully landscaped and fenced yard complete with a detached garage, small RV parking, and a second storey balcony that's perfect for your morning coffee or evening sunset views. Just steps from parks and the scenic walking trails that connect throughout Sylvan Lake, this location offers an active, outdoor-friendly lifestyle.

Families will love being in the catchment for Steffie Woima Elementary School, one of Sylvan Lake's most respected and welcoming schools, with Fox Run Middle School and H. J. Cody High School nearby for older students.

This move-in-ready home offers the perfect blend of modern comfort, community connection, and small town charm, all in one of Sylvan Lake's most sought after neighborhoods. This house is a rare family townhome in an unbelievable community!



Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2262884      |
| Price          | \$479,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,261         |
| Acres          | 0.08          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 136 Crestview Boulevard |
| Subdivision | Crestview               |
| City        | Sylvan Lake             |
| County      | Red Deer County         |
| Province    | Alberta                 |
| Postal Code | T4S 0V8                 |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Quartz Counters                                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                       |
| Cooling           | Central Air                                                                                                                   |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full                                                                                                                          |

Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Private Yard              |
| Lot Description   | Back Yard, City Lot                |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 30                |
| Zoning         | R3                |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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