

7 VANVELLER WAY
Sylvan Lake, Alberta

MLS # A2260721



\$615,000

Division:	Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,780 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island		

Inclusions:	N/A
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Welcome to 7 Vanveller Way, a fully finished 4-bedroom, 4-bathroom home in Sylvan Lake's highly sought-after Vista neighbourhood, perfectly situated on lush green space that provides privacy, room for play, and endless outdoor enjoyment. The bright and open main floor is flooded with natural light, creating an inviting atmosphere ideal for both relaxing and entertaining. The spa-like ensuite features a steam shower and soaker tub, offering a daily retreat for ultimate comfort. A practical boot room makes organizing winter gear effortless, while the beautifully landscaped yard includes apple and cherry trees that produce the yummiest fresh juice. Thoughtfully designed for modern living, this home combines style, functionality, and warmth, offering ample space for family gatherings, quiet moments, and everything in between. With proximity to walking trails, local amenities, and the lake, it perfectly balances peaceful residential living with convenient access to the best of Sylvan Lake.