

187 Grand Avenue  
Norglenwold, Alberta

MLS # A2282835



## \$2,350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,301 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.36 Acre		
Lot Feat:	Few Trees, Gentle Sloping, Lake		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Chandelier, Granite Counters, No Smoking Home, Open Floorplan, Wired for Data, Wired for Sound		

**Inclusions:** Fridge, stove, dishwasher x2, beverage fridge x2, washer, dryer, pool table and accessories, hot tub (as is), all TVs, TV mounts, all electronics, Property to be sold fully furnished including outdoor furniture and accessories

Looking for a true five bedroom lakefront bungalow in Norglenwold with meaningful upgrades? It exists. Welcome to 187 Grand Avenue. This home offers 2,300 square feet of pristine Sylvan Lake living, featuring a fully renovated main level, 75 feet of level waterfront, and unobstructed lake views. Inside, painted cedar vaulted ceilings, a full height stone fireplace, and floor to ceiling windows set the tone. The open concept main level has been completely transformed with a redesigned kitchen, new appliances, new flooring, trim, baseboards, doors, windows, lighting, and fresh finishes throughout. Outside, the oversized lakeside deck is built on screw piles with composite decking, dual gas lines for a BBQ and fire table, a sunken hot tub area, and easy access down to the retaining wall and the lake. The fully fenced front yard is ideal for kids or pets, while the heated 25 by 23 garage handles toys, tools, and lake gear with ease. The basement is protected by three sump pumps, each with battery backup and alarm systems. Two air conditioners and new furnaces installed in 2024 provide efficient year round comfort. Skate in the winter, boat in the summer, and enjoy everything in between. This is four season lake living, done right.