

## \$979,000 - 50 Sylvanecroft Lane, Edmonton

MLS® #E4447863

**\$979,000**

3 Bedroom, 3.00 Bathroom, 1,851 sqft

Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

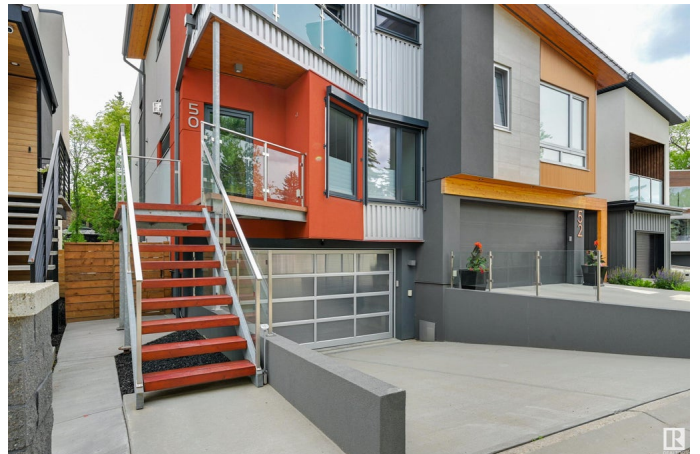
Expertly crafted Westmount masterpiece â€” a home where thoughtful architecture meets environmental sustainability & spares no detail in design, construction, or finish. Oversized Austrian-made Gaulhofer triple-glazed tilt & turn windows flood every room w/ natural light while ensuring superior energy efficiency & soundproofing. Chefâ€™s kitchen boasts quartz counters, touch-open cabinetry & high-end appliances, flowing seamlessly into open living spaces warmed by hydronic radiant heated concrete floors & a cozy gas fireplace. Upstairs offers three spacious bedrooms, including a king-sized primary w/ a luxurious ensuite, walk-in closet & private balcony. Enjoy year-round comfort with a heated double garage, heated driveway w/ Tekmar ice-melt system & a separate forced air system with heat recovery ventilator & A/C. Smart home features include Control4 automation, integrated security w/ cameras & Stobag exterior blinds for west-facing windows. Private and quiet backyard and deck add to the high standards here !

Built in 2014

### Essential Information

MLS® # E4447863

Price \$979,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,851
Acres	0.00
Year Built	2014
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	50 Sylvanecroft Lane
Area	Edmonton
Subdivision	Westmount
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5N 0R1

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Schools,

	Shopping Nearby
Roof	EPDM Membrane, Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	16
Zoning	Zone 07
Condo Fee	\$181

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 8:17am MDT