# \$979,000 - 50 Sylvancroft 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. Chef'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 Sylvancroft 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 109

Zoning Zone 07

Condo Fee \$190

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Listing information last updated on October 31st, 2025 at 9:47pm MDT