

\$479,900 - 22 Vincent Gate, Sylvan Lake

MLS® #A2250761

\$479,900

2 Bedroom, 4.00 Bathroom, 1,254 sqft

Residential on 0.07 Acres

Vista, Sylvan Lake, Alberta

Welcome to 22 Vincent Gate a stunning lake-view property that is nothing short of spectacular. Thoughtfully designed and fully developed, this home showcases exceptional craftsmanship and attention to detail in every corner, from custom millwork to stylish fixtures. The outdoor spaces are just as impressive as the interior. A cozy, low maintenance yard features two fruit trees and a private retreat like design, creating the perfect balance of beauty and ease.

Step inside from the attached garage to a bright, inviting foyer that sets the tone for the elegance to come. The walkout level offers a versatile flex space/home gym, complete with a 2-piece bath (with shower rough-in) and plenty of storage.

The main floor is truly the heart of the home. The chef's kitchen impresses with full height cabinetry, a quartz island, stainless steel appliances, and a pantry. The dining area opens directly onto the expansive deck, where you can soak up the sun and enjoy entertaining. Meanwhile, the spacious living room features a cozy fireplace and garden doors leading to a second deck with stunning lake views and a private wall, creating the perfect indoor-outdoor flow. A convenient main floor laundry and additional 2-piece bath complete this level.

Upstairs, the home boasts two spacious master suites, each with its own ensuite and walk-in closet ideal for guests or creating dual primary retreats.



Extras include: a 10â€™ x 12â€™ garden shed, central vac with two attachment sets (including one for the garage), a garburator, Novo professional water conditioning system, and a paved back alley with a gravel pad for additional parking (room for two vehicles, a small RV, or boat).

Located in the sought-after Vistas subdivision with quick access to Hwy 11, this property blends luxury, function, and location seamlessly. With its thoughtful design, lake views, and show home quality, 22 Vincent Gate is a rare opportunity you won't want to miss.

Built in 2022

Essential Information

MLS® #	A2250761
Price	\$479,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,254
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	22 Vincent Gate
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V7

Amenities

Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Central Vacuum, Closet Or
	Pantry, Quartz Counters, Sto
Appliances	Dishwasher, Garburator, Mic
	Washer/Dryer Stacked, Wind
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Fruit
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	27
Zoning	R5A

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

