

## \$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 | 111             |
| Zoning         | Zone 07         |
| Condo Fee      | \$190           |

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Listing information last updated on November 2nd, 2025 at 10:02pm MST