

# \$799,990 - 180 Marina Bay Court, Sylvan Lake

MLS® #A2225504

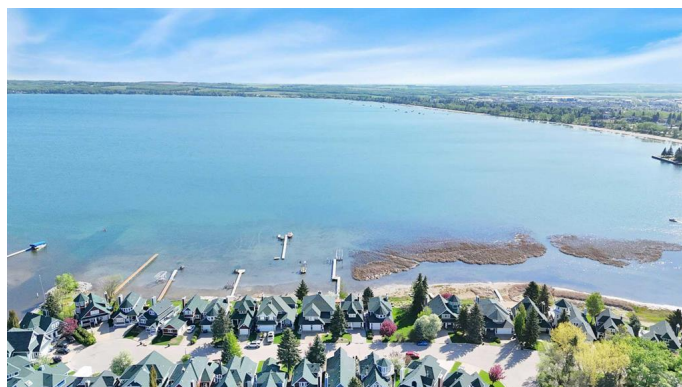
**\$799,990**

3 Bedroom, 2.00 Bathroom, 1,641 sqft  
Residential on 0.09 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to 180 Marina Bay Court—a rare opportunity to own a lakefront home for under \$800K! Nestled in the prestigious Marina Bay community of Sylvan Lake, this property offers a serene waterfront lifestyle just minutes from downtown shops, restaurants, and year-round attractions. Whether you're heading into town or enjoying the lake, everything is within reach. This 3-bedroom, 2-bathroom home is perfectly situated on the shoreline with breathtaking lake views from both the main and upper levels. The layout is spacious, sun-filled, and designed for comfort—with vaulted ceilings, large windows, and seamless flow between indoor and outdoor spaces. Lovingly maintained and ready to enjoy, the home also provides a great opportunity to incorporate your own modern touches over time. Triple-pane windows help keep the home cool in the summer and cozy in the winter, while a newer on-demand hot water tank ensures reliable, energy-efficient hot water for years to come.

Step outside to your private backyard oasis where you'll find green space, mature trees, and a tranquil setting perfect for morning coffee or evening fires by the lake. Located on a quiet cul-de-sac, Marina Bay is a close-knit community known for its private marina, seasonal events, and relaxed, coastal vibe. Whether you're seeking a year-round home or the ultimate lakefront getaway, this is waterfront living at an exceptional value.



Built in 1990

## Essential Information

MLS® #	A2225504
Price	\$799,990
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,641
Acres	0.09
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	180 Marina Bay Court
Subdivision	Marina Bay
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E9

## Amenities

Amenities	Boating, Clubhouse, Recreation Facilities
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1
Waterfront	Lake Front

## Interior

Interior Features	Bookcases, Central Vacuum, French Door, Laminate Counters, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	Awning(s), Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Lake, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	23
Zoning	RMB
HOA Fees	2953
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
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