

\$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 – 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 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	112
Zoning	Zone 07
Condo Fee	\$190

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 November 4th, 2025 at 9:17am MST