



24 Lincoln Street
Sylvan Lake, Alberta

MLS # A2282188



\$529,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,216 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub		

Inclusions: Pergola, Central Vac and attachments, 60-inch TV with wall mount.

This modified bi-level offers a functional layout, thoughtful upgrades, and excellent energy efficiency in desirable Lakeway Landing, close to schools. The bright main level features vaulted ceilings and a well-designed kitchen with an island. The primary bedroom includes a private ensuite and walk-in closet. The fully developed lower level includes cozy in-floor heating, which also extends into the garage. Outdoor living is ideal for entertaining, with a raised deck, retractable pergola, privacy lattice, and secure storage below. The fully fenced yard offers a 10-foot lockable gate, mature ornamental trees, fruit bushes, and perennial gardens. Attic insulation has been upgraded to R65 for added efficiency. A well-cared-for home in Lakeway Landing. Pride of ownership is evident throughout.