



**13 Vanson Close
Sylvan Lake, Alberta**

MLS # A2298325



\$674,000

Division:	Vista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Open Floorplan		

Inclusions: NA

Open views, direct trail access, and a park just beyond the fence line define the setting of this one-owner 2022 home at 13 Vanson Close. Backing directly onto municipal green space, the property offers no rear neighbours and convenient access to walking paths right from the backyard gate. Vaulted ceilings enhance the main living area, creating a bright and welcoming space that flows into the dining area and kitchen. The thoughtful modified bi-level layout features two bedrooms and a full bath on the main level, with a private primary retreat above complete with a walk-in closet and 5-piece ensuite. The basement provides substantial space for future development, and the double attached garage includes in-floor heat rough-ins. A well-maintained home offering modern construction and seamless access to outdoor living.