



**15 Logan Court
Sylvan Lake, Alberta**

MLS # A2300325



\$430,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)		

Inclusions: Hot Tub

This 5 bedroom, 3 bathroom fully finished bungalow sits on a corner lot with a double attached 22x22 garage, alley access, and a fully fenced yard. With over 2,000 sq ft of total living space, there's no shortage of room for a growing family. The main floor offers an open-concept layout with a bright living space, kitchen and dining area, a 4-piece bathroom, and 3 bedrooms, including the primary with its own 4-piece ensuite. Downstairs is fully finished with 2 additional bedrooms, a 3-piece bathroom, laundry, a large family/rec room, and plenty of storage. Step outside to enjoy the two-tiered back deck with built-in garden boxes, perfect for summer evenings, along with mature landscaping featuring lilacs out front and caragana, apple, and saskatoon trees. Located in desirable Lakeway Landing, this home offers an excellent opportunity for buyers willing to complete cosmetic updates and add their own personal touch. With a little TLC, this property has great potential in one of Sylvan Lake's most sought-after neighborhoods. Enjoy being within walking distance to Fox Run School, École Mother Teresa School, parks, walking paths, the dog park, a popular toboggan hill, the gas station, and the Sylvan Lake Gulls Stadium. This location offers both privacy and convenience, with easy access to Highway 11 for commuters. Priced accordingly, this home presents exceptional value for buyers looking to build equity and create something of their own. A home full of memories, ready for its next chapter.