



**15 Logan Court  
Sylvan Lake, Alberta**

**MLS # A2300325**



**\$449,900**

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

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

**Inclusions:** Hot Tub

A beautiful family was raised in this home and now it's ready for the next one to make it their own. 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 a functional 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. This home offers a solid foundation, where thoughtful cosmetic updates will go a long way for someone looking to add their own touch. Situated on a spacious corner lot with plenty of room for kids, pets, and everyday life, this property is priced with that in mind and presents strong value for buyers looking to build equity and create something of their own. A home full of memories, ready for its next chapter.