



78 Lakeway Boulevard
Sylvan Lake, Alberta

MLS # A2305795



\$539,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,270 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: BBQ outside on ground level.

Welcome to this spacious and versatile bi-level walk-out home, offering exceptional functionality. The main floor features 2 bright bedrooms plus a dedicated office, along with an open-concept kitchen and living room—perfect for everyday living and entertaining. Step out onto the west-facing deck and take in beautiful evening sunsets. The fully developed walk-out basement is a standout feature, complete with 2 additional bedrooms, an open living area, and an illegal suite setup with in floor heating & ideal for extended family. Car enthusiasts and hobbyists will love the oversized 21' x 29'6" garage, offering plenty of space for vehicles, storage, and projects. There's also RV/boat parking alongside the garage, plus a handy dog door leading directly to the backyard. Additional highlights include a large laundry room with ample space and storage, and open-concept living on both levels for a bright, welcoming atmosphere. This home combines space, practicality, and versatility in a layout that truly stands out. Upgrades Furnace 2022, Hot Water Tank 2022. Kitchen cupboards are in the process of getting refinished.