



**9 Baywood Place  
Sylvan Lake, Alberta**

**MLS # A2306172**



**\$315,000**

<b>Division:</b>	Lighthouse Point		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Piling(s)

**Features:** Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 0

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** TV Mount In Living Room, Electric Fireplace in the Living Room.

Welcome to this clean 3-bedroom, 2-bathroom home, perfect for families or anyone seeking comfort in a peaceful setting. The property features a garage measuring 13'5" x 21'2", along with a fully fenced backyard—ideal for outdoor activities, gardening, or entertaining. Enjoy outdoor living on the deck located on the north side of the home, offering a great space for relaxing or hosting guests. Situated in a quiet neighbourhood, this home provides both privacy and convenience.