



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

11 Craig Road
Sylvan Lake, Alberta

MLS # A2306996



\$579,900

Division:	Crestview		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,326 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, See Remarks, Stand		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Garage Door Opener & Remote(s), Hot Tub(Sold As Is), Water Treatment System, RO System to Fridge, Shed, Security System Hardware

Welcome to 11 Craig Road, a well-designed modified bi-level that balances everyday function with modern comfort. The open concept main floor features a streamlined kitchen that connects naturally to the living and dining areas, creating an easy flow for daily living and entertaining. The primary bedroom is set privately above the main level, while the fully developed basement adds two bedrooms and a full bathroom, offering flexible space for family, guests, or a home office. In-floor heat is roughed in for both the basement and the front attached garage, providing future upgrade potential. Additional features include a water filtration system, reverse osmosis to the fridge, and a dedicated dog run. The west-facing backyard is positioned to capture evening sun, ideal for relaxing at the end of the day. Located close to schools, restaurants, shopping, and with quick access to Highway 11, this home offers a practical layout and a convenient Sylvan Lake setting.