



**GRASSROOTS**

REALTY GROUP

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**15 VINCENT Gate**  
**Sylvan Lake, Alberta**

**MLS # A2312159**



**\$694,900**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,339 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Sloped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		
<b>Inclusions:</b>	N/A		

WALKOUT BASEMENT | OPEN TO BELOW | MAIN FLOOR DEN & FULL BATH | DOUBLE ATTACHED GARAGE | BONUS ROOM | ELECTRIC FIREPLACE | UPPER FLOOR LAUNDRY Welcome to 15 Vincent Gate in Sylvan Lake! This beautifully designed 2-storey home with a functional layout and modern finishes throughout. The main floor features a spacious living room with ELECTRIC FIREPLACE, large kitchen with pantry, bright dining area, MAIN FLOOR BED with FULL BATH and an impressive OPEN TO BELOW design. Upstairs offers a spacious BONUS ROOM, convenient upper floor laundry, 3 bedrooms including a primary suite with WALK-IN CLOSET and ENSUITE. The WALKOUT BASEMENT provides excellent future development potential. Double attached garage adds convenience and extra storage. Located close to parks, schools, walking trails, golf, shopping, restaurants and Sylvan Lake amenities. Modern layout, premium design, prime location and walkout basement make this home an exceptional opportunity for families, investors and future value growth.