



22 Rogers Road
Sylvan Lake, Alberta

MLS # A2317461



\$587,500

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|------------------|-----------------------------|---------------|-------------------|
| Division: | Ryders Ridge | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,227 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Triple Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Corner Lot, Lawn | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance | | |

Inclusions: N/A

Great curb appeal is a preview of how well-maintained this legally suited property is! Close to shopping, schools, and parks this is a prime location for for your family or an investment property. A great layout - 3 spacious bedrooms and 2 bathrooms (with a 4pc-ensuite!) upstairs; a bright and clean, completely separated 2 bedroom 1 bathroom unit downstairs, you'll love the potential of this home. Featuring upgraded flooring, and built with great sound separation between the units (no more LOUD NOISES!). The huge triple detached garage has all bays separated to make things easy for any tenants you may have! Maximize your potential with this beautifully upgraded home built by Falcon Homes, every family member is sure to be comfortable.