



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

38 Station Drive
Sylvan Lake, Alberta

MLS # A2318463



\$389,900

Division:	Sixty West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	N/A
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Step into property ownership with this beautifully designed townhouse, perfect for first time buyers and investors alike. Located in one of Central Alberta's most park-like communities, you'll enjoy over 4 km of scenic trails and pathways, seamlessly connecting forest, parks and local amenities. Inside, the spacious living room welcomes you with modern styling. Entertain in the contemporary kitchen featuring quartz countertops, a generous island, corner pantry and direct access to a private deck, ideal for summer bbq's. The main level also boasts a convenient 2 piece bath. Upstairs, relax in a large master bedroom complete with a sleek glass enclosed shower in the 3 piece ensuite. Two further bedrooms, a full 4 piece bath and handy upper floor laundry provide comfort and practicality with a partially fenced yard and off street parking. This property blends lifestyle and convenience in an exceptional community setting.