



**16 Willow Street**  
**Sylvan Lake, Alberta**

**MLS # A2318704**



**\$420,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Palo                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,099 sq.ft.           | <b>Age:</b>   | 1982 (44 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | City Lot               |               |                   |

|                    |                 |                   |    |
|--------------------|-----------------|-------------------|----|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Siding     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood            | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Open Floorplan  |                   |    |

**Inclusions:** All existing appliances and window coverings (AS IS)

Welcome to this beautifully maintained 4 bedroom, 2 bathroom home in Sylvan Lake. Nearing the end of a cul de sac and ideally located just blocks from the beach while being tucked away enough to enjoy your own private retreat. This property offers exceptional curb appeal with large front facing windows, attractive landscaping, and a welcoming entrance featuring both front and rear access—perfect for convenient entry whether parking in the driveway or oversized detached garage. The spacious driveway provides ample parking, including room for an RV, while the oversized double detached garage offers plenty of space for vehicles, recreational toys, and additional storage. The garage is equipped with 240 volt power, water service, and a hookup for added versatility. Inside, you'll find a well cared for home with numerous upgrades throughout. Enjoy the comfort of in floor heating in the basement, hot water on demand, and a furnace replaced in 2025. Recent updates also include a new roof completed in summer 2025, along with a new dishwasher, washer, and dryer installed within the last year. Whether you're looking for a year round residence or a property close to all that Sylvan Lake has to offer, this move in ready home combines location, functionality, and thoughtful upgrades.