



9 Lincoln Street  
Sylvan Lake, Alberta

MLS # A2319376



**\$535,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,958 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** In Floor, Forced Air, Natural Gas

**Water:** -

**Floors:** Hardwood, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry, Quartz Counters, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, Hot Tub(as is), Gazebo, Swing Set, Shed

Beautifully updated 4 bedroom family home in the highly sought after Lakeway Landing neighborhood of Sylvan Lake. Offering nearly 2,000 sq. ft. above grade, a fully finished basement with in floor heating, central air conditioning, a beautifully appointed kitchen with quartz countertops and an incredible bonus room, this home is perfectly designed for growing families. Located within walking distance to schools, parks, playgrounds, shopping and walking trails, this is a home you'll enjoy for years to come. Step inside and you'll immediately appreciate the spacious front entry with tile flooring and plenty of room for busy family life. The bright open concept main floor is designed for both everyday living and entertaining, featuring beautiful hardwood flooring, large windows and an inviting living room that flows seamlessly into the dining area and stunning kitchen. Designed for the home chef, the kitchen offers gorgeous quartz countertops, a large island with seating, stainless steel appliances, a walk in pantry, abundant cabinetry and a timeless subway tile backsplash. Whether you're preparing family dinners or entertaining guests, this space offers the perfect combination of style, function and storage. One of the home's standout features is the impressive bonus room over the garage, providing the ideal space for a family room, games room, media room or home office. The spacious primary suite features a walk in closet and a private ensuite complete with a relaxing soaker tub and separate shower. Two additional bedrooms and another full bathroom complete the upper level. Recent updates include new flooring throughout the upstairs, kitchen and fully finished basement, giving the home a fresh, modern feel. The fully finished basement offers even more room for the family with comfortable in floor heating, attractive laminate flooring, a spacious recreation room, one additional

bedrooms and a flexible area that is perfect for a home office, fitness room or hobby space. Additional features include a double attached garage with plenty of room for vehicles and storage, a water softener and excellent storage throughout the home. The fully fenced backyard is designed for making memories. Enjoy summer BBQs on the spacious deck, relax in the hot tub under the gazebo, grow your own vegetables in the raised garden beds, or take advantage of the prepared pad for an above ground swimming pool. There is still plenty of yard space for children and pets to play. Located in one of Sylvan Lake's most desirable family neighborhoods, you'll enjoy easy access to schools, parks, playgrounds, golf, shopping, restaurants, walking trails and all of the recreation that makes Sylvan Lake one of Central Alberta's most desirable places to call home. Homes offering this much living space, thoughtful updates and an exceptional family friendly location rarely come available. This is one you'll want to experience in person.