



**38 Meadowview Close
Sylvan Lake, Alberta**

MLS # A2319506



\$355,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	784 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, stove, dishwasher, washer, dryer

Tucked into a quiet, well-kept close, this 3 bedroom, 2 bathroom home offers 1469 sq ft of comfortable, developed living space. Whether you're searching for your first home or a property with solid investment potential, this one delivers both value and lifestyle. The main floor offers a nice living room with a large east facing window, practical kitchen with a dining nook, 2 bedrooms and a full bathroom. The bright basement has a wood - burning stove in the rec room, large third bedroom, 3- piece bathroom, storage and utility rooms. New furnace in 2022. Step outside to a beautiful yard—private, mature, and perfect for outdoor living. The deck extends your season, offering a cozy spot for morning coffee, evening BBQs, or hosting friends. With RV parking and a detached garage, there's plenty of room for vehicles, toys, and storage. The location, lot size, and practical layout make it appealing for long-term rental potential or simply a home that can grow with your needs over time. A fantastic chance to get into the market—whether you're buying your first home, adding to your portfolio, or looking for a comfortable place in a great neighborhood.