



**23 Lakeland Road  
Sylvan Lake, Alberta**

**MLS # A2322821**



**\$560,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,254 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave x 2, Washer, Dryer, Window coverings (downstairs), Bar fridge, Big white shelves and rolling wooden storage bins in garage

Discover this beautifully maintained, one family owned home located in the highly sought after community of Lakeway Landing in Sylvan Lake. This desirable neighbourhood is known for its family friendly atmosphere, nearby parks, walking trails, schools, and convenient access to all town amenities while still offering a quiet, established residential feel. Featuring 5 bedrooms and a thoughtfully designed open concept layout, this home provides exceptional space for families of all sizes. The main living area is warm and inviting, perfect for cozy family dinners and easy everyday living, with a natural flow between the kitchen, dining, and living spaces. Step outside to a beautifully fenced backyard with back alley access, mature landscaping, and gorgeous perennials that add colour and charm throughout the seasons. Enjoy summer evenings around the dedicated fire pit area perfect for relaxing or entertaining under the stars. Also an added bonus, the double car garage is heated and has a 220V plug for welder. Downstairs, you'll find a spacious walkup basement designed for entertaining and family fun, complete with a large movie room featuring a projector and screen. A convenient kitchenette keeps snacks and popcorn close at hand, making it the ultimate space for movie nights and guests. This home offers comfort, function, and space for everyone all in one of Sylvan Lake's most desirable communities. Move in ready and full of pride of ownership, it's ready for its next chapter.