



**3 Pickering Close
Sylvan Lake, Alberta**

MLS # A2327400



\$479,900

Division:	Pierview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Lawn, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Window Covering(s), Stand up Fridge in the Garage, Small Deep Freeze in the Garage, Shed, Telus Security System & Hardware (new owner must assume Approximate 18 month contract), Shelving in Garage.

Tucked onto a quiet, peaceful close, this five-bedroom home is built for families of all sizes. A bright, natural light-filled kitchen sits at the heart of the home with fantastic views of your backyard. Down the hallway you'll find the primary bedroom with its private ensuite and walk-in closet, plus two more bedrooms on the main floor so that young children can have their own space, while still being close to mom and dad. Downstairs, two additional bedrooms and a spacious rec room give everyone room to gather or find their own space. Out back, a fair-sized yard backs onto a business building, so there's no neighbors behind you — just quiet. A large shed (with electricity) handles the bikes, the lawnmower, and the patio furniture, or doubles as a work space of your own. The double garage has a coated floor and generous shelving, with a driveway sized to match. Location is just as strong as the home itself. You're walking distance to Steffie Woima Elementary, which also has large parks and playgrounds nearby, as well as being close to HJ Cody School, Fox Run School, and École Mother Teresa School — plenty of options as your family grows. Doctor's offices and shopping are close by, and it's just a short drive to the beach and Sylvan Lake itself. Combine lake life with genuine peace of mind: this is 3 Pickering Close.