



GRASSROOTS
REALTY GROUP

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36 Station Drive
Sylvan Lake, Alberta

MLS # A2327525



\$389,900

Division:	Sixty West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions:	N/A
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A great opportunity to own a brand-new home in a community where nature, history and convenience come together. End-unit opportunities may be available within the development. One of the community's standout features is its trail system, beginning along a decommissioned railway corridor and connecting into more than 4 km of pathways through forested areas, parks and green spaces. Everyday conveniences continue to grow nearby, with construction now underway on a new Co-op grocery store. Inside, the home offers a bright and functional layout with modern finishes throughout. The kitchen features quartz countertops, a large island, corner pantry and direct access to the rear deck—perfect for BBQs and outdoor entertaining. The main floor also includes a spacious living area and convenient 2-piece bathroom. Upstairs are three bedrooms, including a generous primary suite with a private 3-piece ensuite and glass-enclosed shower. Two additional bedrooms, a full 4-piece bathroom and upper-floor laundry make the layout practical for couples, families or guests. Complete with a partially fenced yard, private deck and off-street parking, this home offers an appealing combination of modern living, outdoor space and a growing list of nearby amenities. An excellent option for first-time buyers, families or investors looking for value in Central Alberta.