

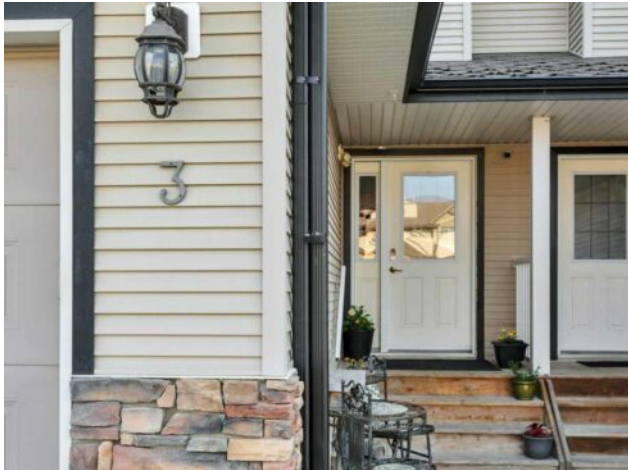


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3 Legend Court Sylvan Lake, Alberta

MLS # A2327654



\$339,900

Division:	Lakeway Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,408 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Welcome to this affordable 3-bedroom, 2.5-bathroom townhouse, offering the perfect combination of comfort, functionality, and value. The bright open-concept main floor is ideal for both everyday living and entertaining, featuring a spacious living area, dining space, and kitchen that flows seamlessly together. The home includes a huge primary bedroom complete with a private ensuite, providing a comfortable retreat at the end of the day. Enjoy the convenience of a single attached garage, a fenced backyard, and a partially covered deck perfect for relaxing or hosting family and friends. Recent updates provide added peace of mind, with new kitchen appliances installed in 2024 (except the fridge), a hot water tank replaced in 2025, and upgraded toilets in both the primary ensuite and main floor 2-piece bathroom. The unfinished basement offers a blank canvas, ready for your personal design and future development. Located in a family-friendly community close to schools, parks, walking paths, and convenient highway access, this home is an excellent opportunity for first-time buyers, young families, or investors looking for an affordable property in a desirable location. Don't miss your chance to make this fantastic townhouse your new home!