



GRASSROOTS
REALTY GROUP

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**56 Inglis Crescent
Sylvan Lake, Alberta**

MLS # A2327867



\$409,900

Division:	Iron Gate		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,360 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Private		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NONE

IMMEDIATE POSSESSION AVAILABLE! Live at the lake in this 1 year old 3 bedroom 2 1/2 bathroom "turn key" end unit townhome in like new condition, siding onto a green space with future walking trail and pond access located at the end of a crescent. With close proximity to all shopping/service amenities, a few blocks from the lake and easy highway access, you'll be pressed to find a more convenient location. The main floor has an open kitchen/dining room living room floor plan with luxury vinyl plank flooring. The kitchen has a large central island finished in quartz and dressed up with stainless steel appliances. Just off the kitchen you'll find a convenient 2 piece bathroom and garden door access the the rear deck and fully fenced (in vinyl fencing) rear yard. The balance of the main floor consists of an ample size dining area and living room. Upstairs is the large primary bedroom with a fantastic walk in closet and 4 piece ensuite. There are an additional two bedrooms up, another 4 piece central bathroom and upstairs laundry complete with washer/dryer. The basement is open for your own development with roughed in under slab heat and roughed in bathroom. This is an end unit that will accommodate a large rear garage leaving plenty of yard space. Other great features include paved alleyway, roughed in central vac, 9 year balance of new home warranty, window coverings. A fantastic home in and amazing location, don't delay!