



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**4 Horne Close
Sylvan Lake, Alberta**

MLS # A2328470



\$419,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: n/a

FULLY FINISHED BI-LEVEL WITH 4 BEDS/2 BATHS, AND EASILY COULD ADD A 5TH AND 6TH BEDROOM, IF DESIRED. This home is in a great location, short walk to the all amenities, in a quiet close. This 1066 sqft plus fully finished basement has the main level boasting a large living room with vaulted ceilings and open design into the dining room and large kitchen with eat up bar, tiled backsplash, seperate pantry, and tons of cabinets and counter space. 3 bedrooms including a large master bedroom on the main, full 4 piece bathroom, large windows for tons of natural light, and hardwood flooring in all main areas. The fully finished basement has a massive family room, full bathroom with custom tiled shower, bedroom, and easily could wall off 5th and 6th bedrooms very easily, if needed. Laundry room, and extra storage finish off the basement. The large south facing backyard gets tons of sun and has a good sized deck that looks onto the fully landscaped backyard. Excellent location, close to green space, short walk to the beach, access to both main highways, and town walking paths.