



GRASSROOTS
REALTY GROUP

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24 Wildrose Drive
Sylvan Lake, Alberta

MLS # A2328658



\$354,900

Division:	Willow Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	999 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: N/A

Welcome to 24 Wildrose Drive, a well-maintained half duplex tucked into the sought-after Wildrose Estates community, just minutes from Sylvan Lake, the golf course, and neighbourhood parks. This bi-level offers 999 sq ft of bright main-floor living plus a fully finished basement, giving you three bedrooms and two and a half bathrooms across a smart, functional layout. The vaulted living room's bay window fills the space with natural light, flowing into a galley kitchen and dining area that's easy to entertain in. The primary bedroom features a private ensuite, while the lower level adds a spacious family room and third bedroom — ideal for guests, a home office, or extra room to grow. Step outside to a multi-level deck perfect for morning coffee or evening barbecues, set against a fenced yard with recently replaced sections of fencing. Major updates take the guesswork out of ownership: a NEW ROOF(2025) and a FULL PLUMBING replacement (2026), alongside refreshed kitchen and bathroom countertops and upgraded upstairs flooring. With a single attached garage, low-maintenance duplex living, and walking distance to the lake, this is a fantastic opportunity for first-time buyers, downsizers, or investors alike. Book your showing today!