



GRASSROOTS
REALTY GROUP

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**31 Palmer Close
Sylvan Lake, Alberta**

MLS # A2329376



\$574,900

Division:	Pierview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,110 sq.ft.	Age:	1993 (33 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Paved, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door		

Inclusions: Fridge, stove, dishwasher, microwave hood vent, washer, dryer, window coverings

Looking for a walkout bungalow in Sylvan Lake's Pierview community with two garages? This 5-bedroom, 3-bathroom home offers over 1,900 square feet of total finished living space, an owned solar system, Central Air and an updated kitchen and bathrooms throughout. French doors open from both the main level and the walkout basement, and a gas fireplace anchors the lower-level family room. Mature trees and established landscaping frame the property, which is pre-wired and ready for a hot tub. A front attached double garage handles everyday parking, and a second detached garage, 24 by 20 feet with high ceilings and a high door, currently functions as a heated shop, ideal for a workshop or home-based business. Located on a quiet street in established Pierview, minutes from schools, shopping, and Sylvan Lake's public beach. A rare combination of character and dual garage space in one of Sylvan Lake, Alberta's most sought-after neighbourhoods.