



GRASSROOTS
REALTY GROUP

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45 Sylvan Drive
Sylvan Lake, Alberta

MLS # A2329492



\$435,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,060 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Garden Shed, Water feature and all related equipment

Life's better at the Lake!! Welcome to 45 Sylvan Drive. This well-cared-for & stylish home is situated in a mature, quiet neighbourhood. The 3-level split home offers over 1547 total sqft. of livable space with 3 spacious bdrms on the 2nd level & 2 baths: a 4pc on the 2nd level and 3pc in the basement. The main floor has an open-concept design that flows between the dining and living rooms, with a functional kitchen set off to the side, supplying excellent storage and cabinetry options. The basement space features an insert gas fireplace to cozy up the family room, finished off with an office space & 3pc bath. Outside, a private oasis for your R&R pleasure: a rear covered deck overlooks the fenced yard space, fully landscaped with a water feature near the rear fence line that backs onto a walking path and green space and a bonus storage shed sharing the back fence line. Lots of parking with a front drive access providing RV parking and leads back to an oversized fully finished/heated double detached garage space with built-in work benches and shelving & 220v plug and dedicated 100 amp service. A very well-maintained home with lots of great updates and upgrades over time: Fresh paint (26), shingles (21), Patio Slider door (25), windows (08), Washer/Dryer (16), added closet organizers, and so much more!! Close to schools, shopping, essential services and entertainment, this home is placed in a great setting and beautifully designed to please.