



GRASSROOTS
REALTY GROUP

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34 Wilkinson Circle
Sylvan Lake, Alberta

MLS # A2332407



\$559,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,258 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Level		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Firepit, Shed

OPEN-CONCEPT LIVING WITH AN ACREAGE FEEL BACKYARD Welcome to 34 Wilkinson Circle, where thoughtful, high-end updates meet everyday comfort in the heart of Sylvan Lake. A tiled entry leads into a bright, open-concept main floor featuring 9' tray ceilings and pot lighting that flow effortlessly between the living, dining, and kitchen spaces — ideal for entertaining or simply everyday living. The fully updated kitchen showcases executive-level finishing, a large corner pantry, and a raised eating-bar island, while the updated bathrooms carry that same elevated design throughout, including a private ensuite off the primary suite. Downstairs, in-floor heat warms two additional bedrooms and a 4-piece bath. Outside, the landscaped, west-facing backyard is the true showstopper expansive and open, with a two-tier deck offering the kind of space and privacy that feels more like acreage living than a standard in-town lot. A heated 20'x24' attached garage with alley access adds room for an RV or a second garage. With a new roof (2025) and new hot water tank (2023) already done, this move-in-ready home is beautifully finished from top to bottom.