



GRASSROOTS
REALTY GROUP

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31 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2338974



\$389,900

Division:	Crestview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	None, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: TV mounts, Blinds, Storage Shed.

Welcome to 31 Crestview Boulevard, a bright and well-maintained end unit tucked into one of Sylvan Lake's most established neighborhoods. Being an end unit sets this home apart — extra windows and natural light, only one shared wall for added privacy and quiet, and the larger yard on the block with room to relax, garden, or entertain. Outdoor space like this is a rare find in low-maintenance townhome living. Inside, the main level offers an open, easy-flowing layout with the everyday convenience of main-floor laundry. Upstairs, all 3 bedrooms are comfortable and well proportioned, with a floor plan that works just as well for a growing family as it does for professionals wanting a little extra room. The fully finished basement is where this home really shines. A private bedroom and full bathroom create a versatile lower level — an ideal teen retreat, home office, — and laundry hookups are already in place for a second set if you want it. It's finished living space that sets this home a step above the rest. Additional highlights include built-in central vacuum, a recently replaced dishwasher, and updated hot water tank components, all reflecting the care this home has been given. Outside, enjoy easy street parking plus additional access off the rear alley. You're minutes from schools, parks, shopping, and the lake, with quick access to Highway 11 for commuters. Move-in ready and thoughtfully cared for, a true end unit with a fully finished basement.