



GRASSROOTS
REALTY GROUP

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25 Victor Close
Sylvan Lake, Alberta

MLS # A2340175

\$535,000

Division:	Vista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,188 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Walk-In Closet(s)		

Inclusions: Fridge (x2), Stove(x2), Dishwasher(x2), Microwave(x2), Washer(x2), Dryer(x2), Window Coverings, Shed

Located in the heart of Sylvan Lake, 25 Victor Close offers versatile living with a thoughtfully designed layout, a fully developed walkout basement, and a legal suite. The bright main level features an inviting open-concept floor plan with plenty of natural light and durable vinyl flooring throughout the living spaces. The kitchen is well equipped with stainless steel appliances, a breakfast eat-up bar, and a newer dishwasher, while the adjacent dining and living areas create a comfortable space for everyday living and entertaining. A patio door provides easy access to the back deck and fenced yard. The spacious primary bedroom includes a private ensuite, while two additional bedrooms, a full guest bathroom, and a dedicated laundry room complete the upper level. The walkout basement offers a fully separate legal suite with its own entrance, laundry, kitchen, living area, two bedrooms, and a full bathroom. Finished with an open-concept layout and vinyl flooring, the lower level is bright and functional, with a concrete patio providing direct outdoor access. Outside, you will find 2 fully fenced yards each with access to their own secure storage shed, while the large concrete parking pad provides convenient off-street parking. Situated just minutes from schools, playgrounds, shopping, restaurants, Sylvan Lake, and a wide variety of amenities, this property combines comfortable living with an exceptionally convenient location. If you're looking for a home with room for the whole family, 25 Victor Close is an opportunity worth exploring!