



GRASSROOTS
REALTY GROUP

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**41 Crestview Boulevard
Sylvan Lake, Alberta**

MLS # A2341151



\$320,000

Division:	Crestview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions:	n/a
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NO CONDO FEES and ONE OWNER SINCE NEW! This well-cared-for 3-bedroom townhome is a fantastic opportunity for first-time buyers, young families or anyone looking for an affordable home with a yard of their own. The main floor is bright, open and functional, with a spacious kitchen featuring rich cabinetry, plenty of counter space and a center island that keeps the kitchen connected to the living and dining areas. A sunny living room, dining nook and convenient 2-piece bathroom complete the main level. Upstairs you'll find all three bedrooms along with a 4-piece family bathroom, while the unfinished basement gives you plenty of room to grow and the freedom to finish it exactly how you want. Outside, the fully fenced south-facing backyard has been thoughtfully landscaped to create distinct spaces to enjoy, including a gravel area, patio space, raised garden box, 'x 'x' treated wood deck and a brand-new shed. Back alley access and extra rear parking are another great bonus. Well maintained, move-in ready and packed with potential, this is a great place to start building some equity without the added expense of condo fees.