



GRASSROOTS
REALTY GROUP

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14 Lincoln Street
Sylvan Lake, Alberta

MLS # A2341789



\$425,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,011 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER		

FULLY DEVELOPED 3 BEDROOM, 2 BATHROOM BI-LEVEL IN LAKEWAY LANDING ~ IMMEDIATE POSSESSION AVAILABLE ~ BRAND NEW SHINGLES BEING INSTALLED ON HOUSE & GARAGE ~ OVERSIZED DOUBLE DETACHED GARAGE & GATED RV PARKING ~ Covered front entry welcomes you into a bright foyer with ample closet space and high ceilings that open to the main floor above ~ The open concept main floor is complemented by vaulted ceilings and large windows that fill the space with natural light ~ Spacious living room overlooks the backyard and flows into the dining area with garden door access to the deck and backyard ~ Functional kitchen features plenty of warm stained oak cabinetry, ample counter space, island with eating bar, walk-in corner pantry, full tile backsplash and stainless steel appliances ~ Generously sized primary bedroom easily accommodates a king size bed plus multiple pieces of furniture and features a walk-in closet ~ Second main floor bedroom is also a good size with ample closet space ~ 4 piece main floor bathroom features an extra-long vanity with plenty of storage ~ Fully finished basement provides excellent additional living space with large above-grade windows, a spacious family room, oversized bedroom, 4 piece bathroom, separate laundry room with deep freeze and plenty of storage ~ Central vacuum system serves the house and garage ~ Fully fenced and landscaped backyard includes tons of yard space, storage beneath the deck and gated RV parking with convenient back alley access ~ 26' x 24' detached garage is insulated and finished with durable OSB walls, central vacuum, and plenty of room for vehicles, storage and recreational equipment ~ Located in desirable Lakeway Landing, close to schools, parks, playgrounds, walking trails, sports fields and courts, dog park and shopping, with

easy access to the highway and Lakeshore Drive.