



GRASSROOTS
REALTY GROUP

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46 Meadowview Close Sylvan Lake, Alberta

MLS # A2341918



\$399,900

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,098 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: 3 Refrigerators, 2 Stoves, Washer, Dryer, Shed, Firepit, Microwave, Garage Door Opener, Window Coverings

Welcome to this well-kept 4-level split home located in a quiet close in Sylvan Lake, close to Fox Run School and Meadowview Park. The main level offers a comfortable living room and bright updated kitchen with newer appliances. The three bedrooms, and a full bathroom, along with a 2-piece ensuite complete the upper level. The lower levels with a separate entrance, provide additional living space complete with a family room featuring a cozy gas fireplace, and full kitchen. The lowest level include another bedroom, laundry/utility room, and full bathroom. This home offers plenty of flexibility for guests or extended family. A number of improvements have been completed, including new windows on the upper floors, a new sliding door, updated lighting, and updated blinds. A new furnace was installed in 2022 and HWT in 2017. The roof is under 10 years old as well. Gardeners delight with a massive rear deck that overlooks the landscaped and fenced yard and provides a pleasant spot to enjoy the outdoors. The yard features a wonderful variety of mature fruit trees and berry bushes, including an apple tree, two plum trees, cherry trees, Saskatoon berries, a Nanking cherry bush, and raspberries. A double detached garage provides convenient parking and additional storage. Set in a peaceful neighbourhood close to the school, park, playground, and Sylvan Lake amenities, this home offers a comfortable layout with plenty of outdoor appeal.