



GRASSROOTS
REALTY GROUP

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59 Wildrose Drive
Sylvan Lake, Alberta

MLS # A2342088



\$409,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,066 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s)		

Inclusions: Fridge in Basement, Blinds, Shed, TV Wall Mounts (x4), Hot Tub (As Is) and stairs, Gazebo, Workbench in Shed, Privacy greenery and lights on deck, Round Mirror, Front Storage Coat Closet, Electric Fireplace,

Welcome to 59 Wildrose Drive! This fully developed bi-level offers 4 bedrooms, 2 full bathrooms, and a functional layout in the desirable community of Willow Springs—just minutes from the lake, beach, marina, parks, schools, shopping, and popular Lakeshore Drive. A covered front entry leads into the bright and open main floor, where vaulted ceilings and large windows create an inviting sense of space. The living room features an electric fireplace with a floor-to-ceiling tile surround, while the adjoining dining area flows seamlessly into the kitchen. Here you'll find ample cabinetry and counter space, center island with farm style lighting, full tile backsplash, and convenient access to the backyard. The spacious primary bedroom offers plenty of room for a king-sized bed and additional furniture, while a second bedroom and 4-piece bathroom complete the main level. The fully finished basement features large above-grade windows, a generous family room, two additional bedrooms, another 4-piece bathroom, laundry, and additional storage space. Outside, enjoy the south-facing, fully fenced backyard featuring a covered deck with privacy panels, lower patio area, fire pit, shed (23x12) with overhead door, and enclosed storage beneath the deck. Enjoy a convenient hot tub with gazebo to relax in after a long day. Rear off-street parking provides space for at least two vehicles, with an RV gate offering convenient backyard access. A fantastic opportunity to enjoy comfortable living in a great location close to all that Sylvan Lake has to offer!