



GRASSROOTS
REALTY GROUP

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38 Legend Court
Sylvan Lake, Alberta

MLS # A2345640



\$369,900

Division:	Lakeway Landing		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,271 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 38 Legend Court in Sylvan Lake! This well-maintained 3-bedroom, 2.5 bathroom home offers over 1,270 sq. ft. of comfortable living space, with recent updates and plenty of room to make it your own. The main floor offers a functional layout with updated flooring and appliances, creating a fresh and inviting space for everyday living. Upstairs features three bedrooms, including a spacious primary bedroom with ensuite bathroom and walk in closet, along with an additional full bathroom. The unfinished drywall ready basement provides additional space for storage today, with the potential to create a recreation room, home office, gym, or additional living space in the future. Outside, enjoy your private backyard deck, perfect for relaxing or entertaining during the warmer months. An attached single garage adds convenience and valuable storage, especially through the Alberta winters. Located in a quiet Sylvan Lake community with easy access to the lake, parks, schools, shopping and local amenities, this home is an excellent opportunity for first time buyers, families, or anyone looking to enjoy everything Sylvan Lake has to offer.