



GRASSROOTS
REALTY GROUP

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14 Wilkinson Circle
Sylvan Lake, Alberta

MLS # A2345932



\$509,000

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,164 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Kitchen Island, Laminate Counters, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: N/A

Welcome to 14 Wilkinson Circle, tucked in the heart of Willow Springs — one of Sylvan Lake's most sought-after family neighborhoods, just blocks from the lake. This spacious 4-bedroom family home offers the space growing families need, both inside and out, with a layout that's ready for everyday life and entertaining alike. Recent updates take the guesswork out of ownership, including NEW SHINGLES (August 2026), a NEW HOT WATER TANK (January 2026), and a fully finished garage — meaning the big-ticket items are already done. Step outside and you're right across the street from a park, perfect for kids, pets, and warm-weather evenings, and just a short walk to the lake and walking paths. This home offers the best of small-town lake living, and a fantastic opportunity to put down roots in a truly great community!