



GRASSROOTS
REALTY GROUP

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20 Garden Court
Sylvan Lake, Alberta

MLS # A2346168



\$455,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: play center in the back

Rare 5-Bedroom Bungalow in a Mature, Quiet Neighborhood. Welcome to this beautifully maintained 5-bedroom, 3-bathroom bungalow nestled in a mature and peaceful neighborhood. Offering a thoughtful blend of comfort, functionality, and numerous updates over the years, this home is truly a rare find. The bright open-concept main living area features a cozy gas fireplace, creating a warm and inviting space for everyday living and entertaining. The kitchen has been enhanced with a functional island, brand-new stove, and plenty of room to gather. Recent updates include new flooring and fresh paint, giving the home a clean and modern feel. The spacious primary bedroom offers the added luxury of a walk-in closet, while the home's five bedrooms provide plenty of flexibility for a growing family, guests, a home office, or additional living space. Outside, enjoy a large, private backyard with a west-facing deck, perfect for relaxing, entertaining, and enjoying the afternoon and evening sun. There's also RV parking and an extra-wide front poured-concrete driveway offering ample additional parking. The fully finished and heated garage adds valuable year-round functionality and storage. Located in a quiet, established neighborhood with mature surroundings, this home combines space, privacy, updates, and practical features in one exceptional package. A true gem and a rare opportunity — don't miss it!