



GRASSROOTS
REALTY GROUP

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**54 Lakeview Crescent
Sylvan Lake, Alberta**

MLS # A2347103



\$420,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,055 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, See Remarks, Tile Counters, Vinyl Windows		

Inclusions: Fridge, stove top, built in oven, dishwasher, washer, dryer, water softener, window coverings

Welcome to Lakeview Crescent—a sought-after location offering a beautiful park-like setting and an oversized lot. This stately, classic 3-level split offers a warm and inviting atmosphere with plenty of space for family living and entertaining. Step inside to a welcoming living room that radiates warmth, hospitality, and charm. The spacious kitchen is designed for both functionality and everyday living, featuring ample cabinetry, generous counter space, a cooktop, built-in oven, and patio doors that invite the outdoors in. Upstairs, you'll find a graciously sized primary bedroom, two additional bedrooms, and a full bathroom. A few steps down leads to the cozy family room, complete with a fireplace—perfect for cool winter evenings, movie nights, games, or curling up with a good book. This level also features another bathroom with a custom-tiled walk-in shower, along with a convenient laundry area. The home has undergone numerous updates, including new windows, new doors, new blinds, fresh paint, and a new refrigerator. Outside, the oversized private lot offers a beautiful park-like setting with mature shade trees, garden beds, and plenty of room to enjoy the outdoors. A heated detached garage and ample parking add to the convenience. If you're looking for something a little out of the ordinary, in a fantastic location with character, space, and a beautiful lot, this could be the one you've been waiting for.