



GRASSROOTS
REALTY GROUP

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9, 5301 Windward Place
Sylvan Lake, Alberta

MLS # A2347535



\$349,900

Division:	Newport		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Garage Control

Welcome to Newport Village, this former show home by Laebon Homes still shows like new! The popular floor plan offers 9' ceilings, an open main floor and large south-facing rear windows overlooking a mature treed area. The kitchen features a large island, corner pantry and black appliances, with dark cabinetry and neutral finishes throughout. There is also a 2 piece bath on the main floor next to the door leading to the single attached garage. Upstairs are two spacious primary bedrooms, each with its own ensuite and walk-in closet, along with convenient second-floor laundry. The basement is undeveloped and ready for your future plans, offering additional space for storage and/or development. Enjoy the added comfort of central air conditioning and a 3-year-old furnace. Outside, the newly stained deck overlooks the yard with many trees providing serenity and privacy. With low-maintenance living, this home gives you more time to enjoy the lake, parks, shopping and everything Sylvan Lake has to offer!