

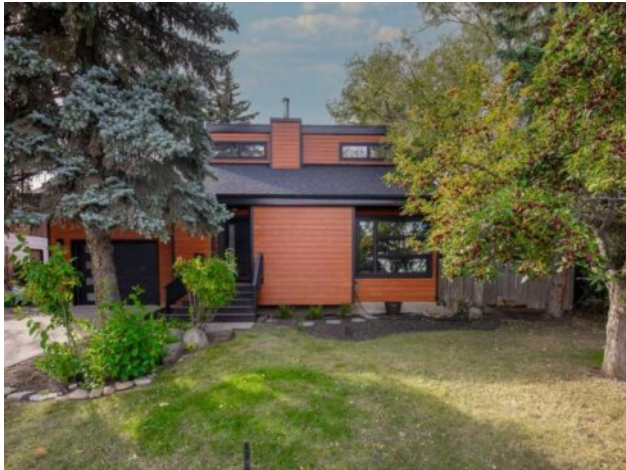


GRASSROOTS
REALTY GROUP

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130 Westview Drive
Sylvan Lake, Alberta

MLS # A2347569



\$495,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,588 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, See Remarks		

Inclusions: Fridge, Cook top stove, BI Oven, BI Dishwasher, BI Wine Fridge, Washer, Storage Shed, Wood Shed, Garage Door Opener, 1 Control

If you love character, this is the property for you! Step inside to a gorgeous interior featuring unique windows, stunning hardwood floors, and a cozy wood-burning stove with a WETT inspection. The upper level boasts a beautifully renovated, brand-new bathroom, plus a very unique primary bedroom with a unique 3 piece ensuite. The exterior was updated in 2018 with durable concrete composite siding, new front windows and doors, and in 2022 architectural shingles. Designed for entertaining, the massive west-facing backyard and oversized deck create a dream setting for gathering with family and friends.