



GRASSROOTS
REALTY GROUP

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**5 Wilkinson Circle
Sylvan Lake, Alberta**

MLS # A2348386



\$439,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Pantry		

Inclusions: Stove, Fridge, dishwasher, micro, washer, dryer, window coverings

Welcome to this fully finished home located in one of Sylvan Lake's most desirable neighbourhoods, just a short walk to the lake. Move-in ready and designed with a unique contemporary flair, this beautiful home offers soaring ceilings, an open-concept floor plan, and an abundance of natural light throughout. Step into the spacious foyer and discover a functional kitchen that perfectly blends style and practicality, featuring a beautiful tile backsplash, ample cabinetry, generous counter space, a convenient eating bar, and an inviting layout that overlooks the bright formal living room with a large window perfect for entertaining family and friends. Just off the kitchen, you'll love the oversized private 16x16 south-facing back deck, an ideal spot for soaking up the sun, enjoying your morning coffee, or hosting summer BBQs and gatherings. The main level also features a generously sized primary suite with plenty of room for king-sized furniture, along with a second bedroom or home office and a full bathroom. The fully developed lower level offers outstanding additional living space with a spacious family and games room, convenient laundry, and plenty of storage. Two more generously sized bedrooms and another full bathroom make this level ideal for a growing family, teenagers, guests, roommates, or even a home-based business. The possibilities are endless. Outside, you'll find a nicely sized, fully fenced yard with alley access, an additional parking space, storage under deck and an impressive, heated garage that is truly a dream for the car enthusiast or hobbyist. The garage features extra ceiling support, work bench, closet and upgraded finishing, making it an exceptional space for vehicles, storage, hobbies, or a workshop. Located in the vibrant four-season community of Sylvan Lake, you'll enjoy boating, fishing, swimming, golfing, walking and biking trails, restaurants,

shopping, and countless recreational opportunities just minutes from your doorstep. Offering the perfect combination of style, space, location, and lifestyle, this is a home you'll be proud to call your own.