



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1 Mountain Place Sylvan Lake, Alberta

MLS # A2349673



\$399,900

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,073 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, S		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Shed, Garage Door Opener and Remote(s)

LOCATION, SPACE & PARKING—1 Mountain Place checks all the boxes! Tucked into a family-friendly area of Sylvan Lake and within walking distance to schools, playgrounds and a short drive to everyday amenities, this 3-level split offers a functional layout with plenty of room to make it your own. Step inside to a bright and inviting main level where the living, dining and kitchen spaces flow together for easy everyday living. From the dining area, step directly onto the covered rear deck—an ideal spot for morning coffee, summer BBQs or relaxing outdoors rain or shine. Upstairs you’ll find 3 bedrooms, including a spacious primary with its own 2-piece ensuite, plus the main bathroom. Head downstairs and discover even more living space with a comfortable family room, additional bathroom and a separate entrance, adding extra flexibility to the home. Outside you will find a double detached garage that provides plenty of room for vehicles, storage or projects, while the RV parking means there’s space for the toys too. A water softener adds to the list of practical features. With 3 bedrooms, 2.5 bathrooms, multiple living spaces, a covered deck, double garage, RV parking and a location that puts schools and playgrounds within walking distance, 1 Mountain Place is ready for its next owners to call it HOME!