



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 5301 Windward Place
Sylvan Lake, Alberta

MLS # A2350488

\$339,900

Division:	Lakeway Landing		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Pantry		

Inclusions: N/A

Welcome to Newport Village in beautiful Sylvan Lake, where comfort, convenience, and low-maintenance living come together! Offering 1,447 sq. ft. of thoughtfully designed living space, this inviting three-bedroom townhome features 9-foot ceilings, an open-concept main floor, and large south-facing windows that fill the home with natural light while overlooking a peaceful, mature treed area. The spacious kitchen offers a functional island, ample cabinetry, and a pantry, with plenty of room for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet, along with the added convenience of upper-floor laundry. Step outside onto your private back deck and enjoy the beautiful treed surroundings, creating a relaxing space to unwind. The unfinished basement offers excellent storage and future development potential, while the single attached garage adds everyday convenience. Best of all, professional management takes care of exterior maintenance, lawn care, and snow removal, including the driveway and walkways. Spend less time on upkeep and more time enjoying Sylvan Lake's beaches, walking trails, restaurants, and recreation. Whether you're looking for your first home, downsizing, or simply wanting a more carefree lifestyle, this property offers an incredible opportunity to enjoy everything Sylvan Lake has to offer!