



GRASSROOTS
REALTY GROUP

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34 Station Drive
Sylvan Lake, Alberta

MLS # A2351350



\$399,900

Division:	Sixty West		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Perimeter Wall	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, Pantry, Quartz Counters		
Inclusions:	N/A		

Welcome to Station Drive in Sylvan Lake, where modern design, quality craftsmanship, and everyday convenience come together. Built by Falcon Homes, this thoughtfully designed home offers a perfect balance of style, comfort, and functionality. Featuring a contemporary exterior, an inviting layout, and carefully selected finishes throughout, this home is designed to accommodate today's lifestyle. Bright living spaces create a welcoming atmosphere, while the functional floor plan offers comfortable spaces for both everyday living and entertaining. Located in the growing community of Sylvan Lake, you'll enjoy convenient access to shopping, restaurants, schools, parks, walking trails, and the lake itself. Whether you're purchasing your first home, downsizing, or looking for a quality-built property, this home presents an excellent opportunity. Experience the quality and craftsmanship of Falcon Homes in one of Central Alberta's most desirable communities.