



GRASSROOTS
REALTY GROUP

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36 Station Drive
Sylvan Lake, Alberta

MLS # A2351596



\$389,900

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:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Perimeter Wall	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 36 Station Drive in the beautiful Sixty West community of Sylvan Lake! This brand-new 1,344 sq. ft. townhome offers 3 bedrooms, 2.5 bathrooms, modern finishes, and NO CONDO FEES! The thoughtfully designed main floor features a bright, open-concept layout with a spacious living room, inviting dining area, and beautifully appointed kitchen. Enjoy quartz countertops, a large island with eating bar, ample cabinetry, and a convenient corner pantry, creating the perfect space for everyday living and entertaining. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite complete with a walk-in closet and private 3-piece ensuite featuring a glass-enclosed shower. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete this functional layout. The unfinished basement provides excellent potential for future development. Outside, enjoy a private rear deck, partially fenced yard, and off-street parking. Located in one of Sylvan Lake's most exciting growing communities, Sixty West offers a unique connection to nature with over 4 km of scenic walking trails winding through forested areas, parks, and green spaces, including pathways along a historic railway corridor. Residents enjoy convenient access to schools, shopping, restaurants, and Sylvan Lake's waterfront, with additional neighbourhood amenities continuing to develop. Whether you're a first-time buyer, growing family, or investor, 36 Station Drive offers an exceptional opportunity to enjoy modern living in a welcoming community!