



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

59 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2352798

\$344,900

Division:	Crestview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Pantry		

Inclusions: Window coverings

Well-cared-for, original-owner two-story townhouse in Sylvan Lake, offering over 1,400 sq. ft. of living space. Across from green space, this home features a fully fenced backyard with a deck and parking for two vehicles. The main floor includes a spacious foyer with closet, a comfortable living room, and an office or den with a large window overlooking the green space. The kitchen offers a pantry and connects to the dining area, where a large window looks out to the backyard. Neutral colors and custom blinds throughout create a welcoming feel. Upstairs are two primary suites, each with a walk-in closet and four-piece ensuite, plus the convenience of upper-floor laundry. The unfinished basement offers room to plan for future use. Additional features include a water softener and reverse-osmosis system. A great option for first-time buyers, investors, or downsizers. Enjoy Sylvan Lake's beach and lake, dining, shopping, parks, and walking trails.