

\$295,000 - 32 Sylvan Drive, Sylvan Lake

MLS® #A2134200

\$295,000

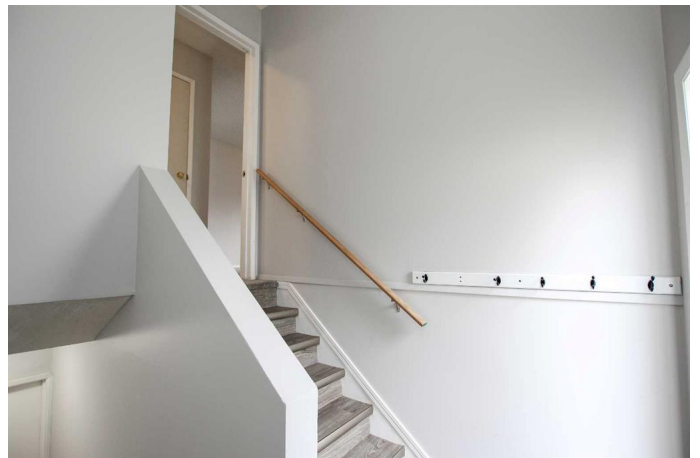
5 Bedroom, 3.00 Bathroom, 981 sqft

Residential on 0.09 Acres

Lakeview Heights, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY FINISHED 5 BED, 3 BATH BI-LEVEL WITH AN ILLEGAL SUITE ~ SOUTH FACING COVERED FRONT DECK ~ Loaded with potential ~ The main floor living room is a generous size and has sliding patio doors to a covered south facing balcony with stairs that lead to the side yard ~ The L-shaped kitchen offers a functional layout with ample cabinet and counter space, tile backsplash, window above the sink and opens to the dining room ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk through closet with stackable laundry and a 2 piece ensuite ~ 2 additional main floor bedrooms ~ Updated 4 piece bath has a newer vanity and subway tile bath surround ~ The fully finished basement with large above grade windows has a kitchen space that opens to the dining area and living room, a 4 piece bathroom, second laundry location, tons of storage plus two more bedrooms for a total of 5 ~ The side and backyards are fully fenced and landscaped and includes a garden shed ~ Large parking pad just in front of the home has space for at least 2 vehicles ~ Located close to multiple shopping plazas with restaurants & a popular coffee shop, multiple schools, walking trails, parks and walking distance to Lakeshore Drive and all that downtown Sylvan Lake has to offer!

Built in 1977



Essential Information

MLS® #	A2134200
Price	\$295,000
Sold Price	\$290,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	981
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	32 Sylvan Drive
Subdivision	Lakeview Heights
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1J6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	June 20th, 2024
Days on Market	29
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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