

# \$209,900 - 80 North Star Drive, Sylvan Lake

MLS® #A2181574

**\$209,900**

3 Bedroom, 2.00 Bathroom, 1,456 sqft

Residential on 0.14 Acres

Lakeview Heights, Sylvan Lake, Alberta

Located in the charming lake town of Sylvan Lake, this 1,456 -square-foot double-wide mobile home on it's own 50 X 120 lot backing onto reserve land in Lakeview Estates offers a bright and inviting living space perfect for families, investors, or anyone looking to embrace the tranquility of lake town living. The main area is bathed in natural light, thanks to an abundance of windows, and features a white galley-style kitchen with a dining area and breakfast nook that connects to the living room. The layout provides three bedrooms including the primary bedroom with a walk-in closet and three-piece ensuite, plus a separate welcoming family room, providing extra space for relaxation or gatherings. Outside, the fully fenced backyard offers privacy and a great space for entertaining, with two decks to enjoy the fresh air. There is a solid 10 X 12 shed to store bikes and the lawn mower. A gravel parking pad and mature trees enhance the home's curb appeal, making this property a delightful opportunity to create a personalized home. Upgrades include a new roof in 2022, new furnace in 2023, and new hot water tank was installed 5 years ago.



Built in 1977

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2181574                |
| Price          | \$209,900               |
| Sold Price     | \$209,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,456                   |
| Acres          | 0.14                    |
| Year Built     | 1977                    |
| Type           | Residential             |
| Sub-Type       | Detached                |
| Style          | Double Wide Mobile Home |
| Status         | Sold                    |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 80 North Star Drive |
| Subdivision | Lakeview Heights    |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 1J4             |

## Amenities

|                |                             |
|----------------|-----------------------------|
| Parking Spaces | 2                           |
| Parking        | Off Street, Gravel Driveway |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters                                 |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Basement          | None                                              |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard, Permeable Paving |
| Lot Description   | Standard Shaped Lot            |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Siding                    |

|            |           |
|------------|-----------|
| Foundation | Piling(s) |
|------------|-----------|

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 3rd, 2024  |
| Date Sold      | December 23rd, 2024 |
| Days on Market | 20                  |
| Zoning         | R4                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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