

# \$499,900 - 68 Wilkinson Circle, Sylvan Lake

MLS® #A2245940

**\$499,900**

4 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.11 Acres

Newport, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 4 BATH 2-STOREY ~ WALK UP BASEMENT W/SEPARATE ENTRY ~ BESIDE A WALKING PATH AND BACKING ONTO A PARK WITH NO NEIGHBOURS BEHIND ~ Well established landscaping in the front yard creates eye catching curb appeal ~ Covered front veranda welcomes you and leads to a welcoming foyer ~ Archways lead to the spacious living room with large windows overlooking the backyard and park ~ The kitchen offers a functional layout and offers plenty of white cabinets with crown moulding, ample counter space including a built in desk and a large island with a raised eating bar, full tile backsplash, stainless steel appliances and a walk in pantry ~ Bright and spacious dining room, filled with natural light from large windows, offers direct access to the deck and backyard through a garden door, perfect for entertaining ~ 2 piece main floor bathroom ~ Conveniently located main floor laundry is located in the mud room with access to the attached garage ~ Open staircase leads to the upper level bonus room with high ceilings and large windows fill the space with natural light, creating a feeling of spaciousness ~ The primary bedroom can easily accommodate king size bedroom furniture with space for a sitting area, a walk in closet with built in organizers, and a spa like ensuite with an oversized vanity and a jetted tub ~ 4 piece bathroom located on the upper level separates



2 generous size bedrooms ~ The bright, fully developed basement with high ceilings has a separate entry with walk up access to the backyard and offers an expansive family room with a wet bar, 4th bedroom, a 4 piece bathroom, and space for storage ~ 25' L x 20' W attached garage is insulated, has a window for natural light, and built in shelving ~ Front driveway and rear parking pad, with room for an RV, offer plenty of additional off street parking ~ The backyard is landscaped, has a garden, and is fully fenced with back alley access, and has views of the park and walking trail ~ Easy access to multiple schools and shopping, walking distance to Lakeshore Drive and the public beach with tons of year round activities ~ Immediate possession is available.

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245940    |
| Price          | \$499,900   |
| Sold Price     | \$486,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,974       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 68 Wilkinson Circle |
| Subdivision | Newport             |
| City        | Sylvan Lake         |

|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0T7         |

### Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected                             |
| Parking Spaces | 5                                                                        |
| Parking        | Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Other, Private Entrance, Private Yard, Storage                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                                                  |
| Foundation        | Poured Concrete                                                                                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 6th, 2025  |
| Date Sold      | August 22nd, 2025 |
| Days on Market | 16                |
| Zoning         | R5                |
| HOA Fees       | 0.00              |

### Listing Details

Listing Office

Lime Green Realty Central

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