

**93 Westview Drive
Sylvan Lake, Alberta**

MLS # A2270108

\$365,000



Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Refrigerator, Stove, Microwave, Washer, Dryer, Ceiling Fan(s)

Welcome home to this charming 3-bedroom property in the heart of Sylvan Lake — the perfect place to call home. From the moment you step inside, you’ll feel the warmth and comfort this home offers. The inviting layout features bright living spaces, a functional kitchen with eat in dining and patio doors to a large private deck, and three well-sized bedrooms designed to give everyone their own space while keeping family connection at the heart of the home. Recent upgrades are; new shower in primary bathroom, new eavestroughs, and fresh paint in guest rooms. One of the standout features of this property is the expansive 7,250 sq/ft fully fenced backyard — a dream for kids, pets, and outdoor living. The downstairs space has its own private entrance with a family room area, a second kitchenette, a separate washer/dryer, a bedroom and a bathroom. Located in a friendly neighbourhood close to schools, parks, and Sylvan Lake’s year-round recreation, this home offers both convenience and community.