

## 4 Lucky Place Sylvan Lake, Alberta

MLS # A2271508



# \$449,000

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Vinyl Windows		

**Inclusions:** Fridge, stove, built in dishwasher & microwave, washer & dryer, all blinds, garage door opener

Charming Two-Storey Home in Lakeway Landing on a Quiet Cul-de-Sac with a double detached garage! Welcome to this warm and inviting 2-storey home perfectly located near a park. Offering 1,437 sq. ft. of finished living space; is freshly painted! This property is ideal for families and anyone seeking comfort, functionality, and room to grow. Enjoy the best of both worlds with a covered front veranda that captures the morning sun and a rear deck perfect for relaxing in the evening light. Both the front and back entrances include convenient built-in storage benches, adding charm and practicality. The main floor welcomes you with a comfortable living room with a cozy fireplace, a kitchen with island and walk in pantry, main-floor laundry, and a convenient half & bath. The upper level features; three bedrooms, including a spacious; primary suite with a full ensuite and walk-in closet, plus an additional full bath. The undeveloped basement is ready for your ideas. The landscaped yard offers a peaceful outdoor retreat with fruit trees, berries, grapes, and low-maintenance perennials. Completing the property is a double detached garage.