

87 Wildrose Drive
Sylvan Lake, Alberta

MLS # A2276193



\$385,000

Division:	Newport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,086 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: hottub

Welcome to 87 Wildrose Drive, a versatile and well-located property in the desirable Newport neighborhood of Sylvan Lake. Whether you are purchasing your first home, looking to downsize, or adding a solid property to your investment portfolio, this home offers flexibility and long-term value. The location is hard to beat, with schools, shopping, and everyday amenities nearby and the lake just minutes away. Inside, the layout provides excellent functionality, with the option to use the upper and lower levels independently thanks to the separate entrance. The main level features two bedrooms, a full bathroom, and its own dedicated laundry. The kitchen and living area are highlighted by vaulted ceilings that create an open and airy feel. White cabinetry and appliances keep the space bright and clean, while a corner pantry adds practical storage. The dining area flows naturally into the living room, making it an easy space to relax or entertain. Large windows bring in plenty of natural light, and a door off the living area leads directly to the deck overlooking the fully fenced backyard with additional off-street parking. The lower level offers a spacious recreation area that can be arranged as a living or dining space, complete with a gas fireplace that adds warmth and comfort. This area is already equipped with hookups for a stove and fridge, allowing for the option of an additional kitchen setup if desired. The lower level also includes two bedrooms, a full bathroom, and a laundry room. A separate entrance to the backyard enhances privacy and overall functionality. Recent updates include a furnace replacement in 2023 and a hot water tank installed in 2020. The hot tub is included and adds a great outdoor entertaining feature. The property has previously been used successfully as a short-term rental, along with Airbnb. A well-rounded home in a soughtafter location,

87 Wildrose Drive delivers space, options, and value in one complete package.