

24 Lincoln Street S
Sylvan Lake, Alberta

MLS # A2282188



\$538,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,216 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub		

Inclusions: Pergola, Central Vac and attachments, 60-inch TV with wall mount.

This modified bi-level home offers a well-designed, functional layout, quality upgrades, and excellent energy efficiency in the desirable Lakeway Landing neighbourhood, close to schools. The main level is bright and welcoming, featuring vaulted ceilings and a functional kitchen with an island and raised eating bar, stainless steel appliances, and a double-basin composite sink with an upgraded faucet. The primary bedroom includes a private ensuite and walk-in closet. The fully developed lower level features 9-foot ceilings and cozy in-floor heating, which also extends into the garage. Outdoor living is thoughtfully designed and ideal for entertaining, featuring a private raised deck with a retractable pergola, privacy lattice, and secure storage underneath. The fully fenced yard includes a 10-foot lockable gate, mature ornamental trees, fruit bushes, and perennial gardens. Sustainable features include a composter and rainwater barrels. Attic insulation has been upgraded to R65, further enhancing the home's overall energy efficiency. A comfortable and efficient property offering everyday livability in Lakeway Landing, within walking distance to schools and future shopping. Pride of ownership is evident throughout.