



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.