



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

28 Wildrose Drive
Sylvan Lake, Alberta

MLS # A2229233



\$317,500

Division:	Willow Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,094 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Fridge, stove, hood fan, dishwasher, washer, dryer, garage door control and opener

THIS 1993 3 BEDROOM & 2 BATHROOM 1/2 DUPLEX HAS JUST GONE THROUGH MAJOR RENOVATIONS. New driveway in 2022, new furnace in 2016, new garage door in 2020 and new washer in 2020. More recently, shingles in May 2025, the entire upstairs and the garage have just been fully painted. The poly b is being replaced as we speak. The HWT is new as is the stove, hood fan and dishwasher. There is a new sink in the main bathroom. The carpets will be cleaned on June 16th. The basement is a blank canvas waiting for your development. All you have to do is move in.