



GRASSROOTS
REALTY GROUP

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**60 Northstar Drive
Sylvan Lake, Alberta**

MLS # A2232350



\$230,000

Division:	Lakeview Heights		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,705 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, No Neighbours Behind, Rectangular Lot		

Heating: Combination, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Laminate, Vinyl Plank

Roof: Metal

Basement: None

Exterior: Aluminum Siding

Foundation: Wood

Features: Ceiling Fan(s), Laminate Counters, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R4

Utilities: -

Inclusions: Shed, BBQ on porch

Discover spacious & comfortable living in this 4-bedroom, 1-bathroom modular home offering over 1,700sq/ft of living space all in the heart of Sylvan Lake! This home features 2 generous sized living areas, a cozy wood-burning fireplace, a gas fireplace, a wall air conditioning unit, & large windows throughout. The kitchen has plenty of storage & is conveniently placed between both living spaces making entertaining smooth where you won't miss out on any of the action. Recent updates include new dishwasher, new vinyl plank flooring, fresh paint, & a new washer / dryer! This location is unbeatable as it is within walking distance to schools, playgrounds & basic amenities. It backs onto the main walking/bike trails meaning there are no neighbours behind. The yard is fully fenced with 2 porches, a garden, shed & still lots of yard to enjoy. Whether you're looking for your first home, more space for your family, or a great place to settle in a lakeside community, this home checks all the boxes!