



GRASSROOTS
REALTY GROUP

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

84 Wildrose Drive
Sylvan Lake, Alberta

MLS # A2238167



\$399,999

Division:	Newport		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,152 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard, Lawn, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this beautiful 4-bedroom, 3-bathroom home nestled at the end of Sylvan Lake. With over 1,100 sq ft of living, the open-concept layout is flooded with natural light from large windows, and showcases a stunning marble feature wall in the living room, complete with custom built-in shelving. The main floor includes a spacious primary bedroom with a private ensuite and a large walk-in closet, a second bedroom, and a full 4-piece bathroom. Downstairs, enjoy a fully renovated games room featuring a cozy gas fireplace and a stylish built-in bar—perfect for entertaining. You'll also find two additional bedrooms and another full bath on this level, making it ideal for families or guests. Step outside to a private deck with green-covered privacy screens—perfect for relaxing on those warm summer evenings. Located just minutes from the lake, this property gives you access to all that Sylvan Lake has to offer: boating, swimming, skating, festivals, and family fun throughout the seasons. Don't miss out on enjoying lakeside living at its finest!