



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**1, 5301 WINDWARD Place**  
**Sylvan Lake, Alberta**

**MLS # A2240927**



**\$379,000**

<b>Division:</b>	Willow Springs		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,332 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** none

Close to golf course/marina, walking distance to lakefront/downtown area, this townhouse has 2 master bedrooms with ensuites. Main floor is open design kitchen/dining/living room opening to the deck. Very low maintenance convenient floor plan easy living close to lake/shopping/dining. Single car garage 19x11 in park like setting close to walking trails easy access to highway 11 east and west. Lake living without the work.