



GRASSROOTS
REALTY GROUP

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

1, 5301 WINDWARD Place
Sylvan Lake, Alberta

MLS # A2240927



\$349,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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.