

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

27 Station Drive Sylvan Lake, Alberta

MLS # A2241043



\$414,900

Division: Sixty West Residential/Five Plus Type: Style: Bi-Level Size: 748 sq.ft. Age: 2024 (1 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Alley Access, See Remarks, Single Garage Detached Lot Size: 0.05 Acre Lot Feat: Back Lane, Back Yard

Heating: Water: Central, Natural Gas Floors: Sewer: Carpet, Vinyl Plank Roof: Condo Fee: Shingle **Basement:** LLD: Full **Exterior:** Zoning: Brick, Vinyl Siding R3 Foundation: **Poured Concrete Utilities:**

Features: Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Walk-In Closet(s)

Inclusions: NA

Built by the trusted Sorento Custom Homes, this home offers the charm of a Modern Farmhouse Exterior. Featuring a bright U-shaped kitchen complete with quartz countertops, peninsula seating, a pantry closet, 2 pc bathroom and your back entrance to your Covered deck with durable TufDek flooring. 9' ceilings on both floors, Triple pane windows for energy efficiency, and Luxury Vinyl Plank flooring throughout the main areas. Bonus, you get to pick out your appliances with the allotted allowance. Downstairs, you'll find 3 bedrooms and 2 bathrooms with cozy carpet flooring, a convenient laundry room, primary suite with a walk-in closet and private ensuite. Fence, full landscaping & single detached garage included with No condo fees!