



GRASSROOTS
REALTY GROUP

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**68 Wilkinson Circle
Sylvan Lake, Alberta**

MLS # A2245940



\$499,900

Division:	Newport		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER (AS-IS), DRYER, GARAGE DOOR OPENER & CONTROL		

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 4 BATH 2-STOREY ~ WALK UP BASEMENT W/SEPARATE ENTRY ~ BESIDE A WALKING PATH AND BACKING ONTO A PARK WITH NO NEIGHBOURS BEHIND ~ Well established landscaping in the front yard creates eye catching curb appeal ~ Covered front veranda welcomes you and leads to a welcoming foyer ~ Archways lead to the spacious living room with large windows overlooking the backyard and park ~ The kitchen offers a functional layout and offers plenty of white cabinets with crown moulding, ample counter space including a built in desk and a large island with a raised eating bar, full tile backsplash, stainless steel appliances and a walk in pantry ~ Bright and spacious dining room, filled with natural light from large windows, offers direct access to the deck and backyard through a garden door, perfect for entertaining ~ 2 piece main floor bathroom ~ Conveniently located main floor laundry is located in the mud room with access to the attached garage ~ Open staircase leads to the upper level bonus room with high ceilings and large windows fill the space with natural light, creating a feeling of spaciousness ~ The primary bedroom can easily accommodate king size bedroom furniture with space for a sitting area, a walk in closet with built in organizers, and a spa like ensuite with an oversized vanity and a jetted tub ~ 4 piece bathroom located on the upper level separates 2 generous size bedrooms ~ The bright, fully developed basement with high ceilings has a separate entry with walk up access to the backyard and offers an expansive family room with a wet bar, 4th bedroom, a 4 piece bathroom, and space for storage ~ 25' L x 20' W attached garage is insulated, has a window for natural light, and built in shelving ~ Front driveway and rear parking pad, with

room for an RV, offer plenty of additional off street parking ~ The backyard is landscaped, has a garden, and is fully fenced with back alley access, and has views of the park and walking trail ~ Easy access to multiple schools and shopping, walking distance to Lakeshore Drive and the public beach with tons of year round activities ~ Immediate possession is available.