



**GRASSROOTS**  
REALTY GROUP

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**67 Wilkinson Circle  
Sylvan Lake, Alberta**

**MLS # A2248519**



**\$489,900**

<b>Division:</b>	Willow Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Interior Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, On Golf		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** NONE

Backing onto the golf course and a short distance to the lake! You won't want to miss this well kept 3 bedroom 3 bathroom, fully developed bi-level with double attached garage (with potential for a fourth bedroom in basement). As you enter the main floor of the home you'll be greeted by a bright living room area. Around the corner is good sized kitchen and dining room with plenty of natural light, upgraded stainless appliances, corner pantry, centre island and a garden door leading to a sunny south facing deck with views of the golf course. There are two ample size bedrooms on this floor, the primary bedroom has a 4 piece ensuite with jetted tub. An additional 4 piece bathroom completes the main floor. The lower floor has a huge comfortable family room with large windows, a den/games area (could be framed in for a 4th bedroom) an additional large spare bedroom, and a beautifully refurbished 4 piece bathroom and laundry/utility room with washer dryer included. The rear yard is very large, fully fenced, and comes with a storage shed. This fabulous home is in a great location that is perfect for those who want to take advantage golf, and all the pleasures of lake community living.