



GRASSROOTS
REALTY GROUP

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**74 Perry Drive
Sylvan Lake, Alberta**

MLS # A2249506



\$474,900

Division:	Pierview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,367 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)		

Inclusions: All window coverings, Outdoor Shed, Fire Pit

LOCATION LOCATION for this 4 bedroom, 3 bathroom BUNGALOW which offers the perfect blend of comfort, functionality, and modern touches with over 2,300 sq. ft. of developed living space from top to bottom. From the moment you step inside, you'll appreciate the bright, open floor plan, vaulted ceilings, and large windows that fill the home with natural light. The main floor features hardwood and vinyl plank flooring, a spacious living room, and a well-designed kitchen with plenty of cabinetry and room for an island. The primary bedroom offers a large closet and 4-piece ensuite, complemented by two additional bedrooms, a full 4-piece bathroom, and convenient main floor laundry. The lower level is fully developed, a massive rec room, a large guest bedroom, full bathroom, and even a den/office or a future work out/hobby room. Step outside to a private, fully fenced and landscaped backyard with no homes behind, backing onto green space, school fields, and the trail system. One nice feature is this home has just been professionally painted and ready for your new an personal wall decor. Relax or entertain on the covered deck, enjoy the garden shed for extra storage, and take advantage of the gravel RV parking pad. This home is in a highly sought-after location in Sylvan Lake and easy access to the main road going to the marina or out of town.