



GRASSROOTS
REALTY GROUP

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**23 Lark Close
Sylvan Lake, Alberta**

MLS # A2252418



\$334,900

Division:	Lakeway Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,415 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

NO CONDO FEES! This move-in-ready immediate possession home in Lakeway Landing offers 3 bedrooms, 2.5 bathrooms, and a functional open-concept layout perfect for families, first-time buyers, or investors. The spacious kitchen features ample cabinets and plenty of counter space. The bright living room opens through patio doors to a nice private double deck and an maintenance free yard—ideal for kids, BBQs, and entertaining. Upstairs, the generous primary bedroom includes a private 3-piece ensuite, while two additional bedrooms and a 4-piece bath provide plenty of space for family or guests. The unfinished basement is ready for your ideas and adds excellent potential for future development. Nestled in a quiet cul-de-sac close to schools, parks, and walking paths, this property combines comfort, convenience, and outdoor space that's hard to beat.