



GRASSROOTS
REALTY GROUP

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38358 Range Rd 20
Sylvan Lake, Alberta

MLS # A2256593



\$665,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 2,020 sq.ft. | Age: | 1986 (39 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Heated Garage | | |
| Lot Size: | 3.33 Acres | | |
| Lot Feat: | Lawn, Level, Many Trees, Pie Shaped Lot | | |

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|--------------------|---|
| Heating: | Fireplace(s), Forced Air |
| Floors: | Carpet, Concrete, Hardwood, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Full, Unfinished |
| Exterior: | Mixed |
| Foundation: | Poured Concrete |
| Features: | High Ceilings, Kitchen Island, Open Floorplan |

| | |
|-------------------|------------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | 24-38-2-W5 |
| Zoning: | AG |
| Utilities: | - |

Inclusions: N/A

Discover the best of country living with this 4-bedroom, 2.5-bath acreage, ideally located just minutes from Sylvan Lake and Highway 11 for quick access to town and beyond. This home combines family-friendly comfort with versatile living options in a serene rural setting. Inside, the well-planned layout offers bright and welcoming spaces, including a generous living area that's perfect for gathering, a functional kitchen designed for everyday convenience, and four spacious bedrooms. The primary suite features its own private bath, creating a relaxing retreat at the end of the day, while the two additional bedrooms on the main floor provide plenty of room for family or guests. An oversized attached double garage provides ample space for vehicles, storage, or hobbies, and above it sits an illegal suite. Set on an acreage complete with a brand new septic tank, this property offers the peace and privacy of country living alongside thoughtful modern updates. With its unbeatable location near Sylvan Lake, you'll enjoy the best of both worlds—quiet rural charm and quick connections to amenities, recreation, and commuter routes. Blending practicality with lifestyle appeal, this property is the perfect fit for those seeking comfort, space, and adaptability in one complete package.