



**GRASSROOTS**  
REALTY GROUP

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**5006 53 Street S**  
**Sylvan Lake, Alberta**

**MLS # A2259094**



**\$300,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	820 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	W-DC
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

Location location !! This home backing onto a treed area on the east side of the golf course in the heart of Sylvan lake about 3 blocks from the lake. This two bedroom bungalow sits on an over- sized lot with front single car driveway. Extra rear parking and room for the R.V. , Boat and all your toys. Basement is unfinished.