



GRASSROOTS
REALTY GROUP

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5005 43 Street W
Sylvan Lake, Alberta

MLS # A2260868



\$689,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Boat, Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RES. Single Family Home
Foundation:	Other	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: n/a

LOCATION LOCATION -Bring the RV, Boat and Paddle boards! This 3 bedroom, 2 bathroom, 1439 sq ft bungalow is waiting for a fun seeking family. One block from the lake, and close to restaurants, shopping, ice cream shops, and beach activities. Home is a great place to hang out as well, chill on the front porch, BBQ in the back, or gather around the firepit. The 25.5 x 23.5 garage has parking for 1, with a great workspace and room for storage. The lot is 60' x 125' (7500sq ft), 2 front parking spots if needed and 2 in the back. This could be the One you have been looking for!