



GRASSROOTS
REALTY GROUP

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69 Willow Springs Crescent Sylvan Lake, Alberta

MLS # A2264906



\$389,900

Division:	Willow Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,117 sq.ft.	Age:	1994 (31 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

Welcome to the perfect starter home, or great investment property in the peaceful community of Willow Springs, walking distance to the lake. This generous 5-bedroom, 2.5-bathroom residence provides ample room for family and friends. Upon entering the main level, you'll be met with the inviting open-concept design, highlighted by a cozy gas fireplace in the living room—an ideal spot for family gatherings or quiet evenings. Large windows throughout infuse the space with abundant natural light. Step outside to the west-facing back deck, where you can unwind while enjoying the picturesque tree reserve and breathtaking sunsets, all within the secure embrace of a fenced yard, perfect for children and pets. The family-friendly community offers a playground, lake, golf course, and walking paths, providing endless outdoor adventures. The lower level boasts a spacious recreation room, suitable for a home theater, gym, or play area. All of this is available for an incredible value, under \$400,000. Don't miss this exceptional opportunity!