



GRASSROOTS
REALTY GROUP

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**26 Wilkinson Circle
Sylvan Lake, Alberta**

MLS # A2266172



\$374,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	902 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Creek/River/Stream/Pond, Private		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: n/a

Located in Sylvan Lake in a quiet community close to most amenities, community parks, walking/biking trails with easy access to most commuter road and highways is where this home is located. Main floor hosts 2 good sized bedrooms, a 4pce bath, spacious living room, convenient dining area plus a very spacious oak kitchen featuring plenty of counter space, storage and eating bar. Step outside from the kitchen and enjoy the large pressure treated sundeck, RV parking, garden area and as a bonus a panoramic view to the West country. The lower level if finished with two bedrooms(no closets) , family room, laundry area and 3pce bath. The attached garage is fully finished. If you are looking for a home in a great area that needs some work…this, is it!