



GRASSROOTS
REALTY GROUP

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**21 Crestview Boulevard
Sylvan Lake, Alberta**

MLS # A2267779



\$335,000

Division:	Crestview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: nil

Discover the perfect blend of comfort, style, and convenience in this End-Unit townhouse with NO CONDO FEES AND located in the vibrant new community of Crestview, Sylvan Lake. Featuring 4 bedrooms and 3 bathrooms across 1,400 sq. ft. of beautifully developed living space, this home offers an open-concept layout that's ideal for entertaining or family living. The bright and functional main floor flows effortlessly between the kitchen, dining, and living areas, creating a warm and inviting atmosphere. The undeveloped basement provides a great opportunity to add value and customize additional living space to suit your needs—whether that's a recreation room, guest suite, or home office. Centrally located, this property is just a short walk to schools, shopping, walking paths, parks/playgrounds, Meadowlands Golf Course, and the Sylvan Lake Disc Golf Course. Whether you're a first-time home buyer, investor, or downsizer, this property offers incredible value in one of Sylvan Lake's most desirable and fast-growing neighborhoods. Don't miss the opportunity to make this beautiful end-unit townhouse your new home!