



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**93 Westview Drive  
Sylvan Lake, Alberta**

**MLS # A2270108**



**\$365,000**

<b>Division:</b>	Lakeview Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,044 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Refrigerator, Stove, Microwave, Washer, Dryer, Ceiling Fan(s)

Welcome home to this charming 3-bedroom property in the heart of Sylvan Lake &mdash; the perfect place to call home. From the moment you step inside, you'll feel the warmth and comfort this home offers. The inviting layout features bright living spaces, a functional kitchen with eat in dining and patio doors to a large private deck, and three well-sized bedrooms designed to give everyone their own space while keeping family connection at the heart of the home. Recent upgrades are; new shower in primary bathroom, new eavestroughs, and fresh paint in guest rooms. One of the standout features of this property is the expansive 7,250 sq/ft fully fenced backyard &mdash; a dream for kids, pets, and outdoor living. The downstairs space has its own private entrance with a family room area, a second kitchenette, a separate washer/dryer, a bedroom and a bathroom. Located in a friendly neighbourhood close to schools, parks, and Sylvan Lake's year-round recreation, this home offers both convenience and community.