



**4 Lucky Place
Sylvan Lake, Alberta**

MLS # A2271508



\$449,000

Division: Lakeway Landing

Type: Residential/House

Style: 2 Storey

Size: 1,437 sq.ft. **Age:** 2007 (19 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.09 Acre

Lot Feat: Back Lane, Back Yard, Garden, Landscaped

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R5

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Pantry, Vinyl Windows

Inclusions: Fridge, stove, built in dishwasher & microwave, washer & dryer, all blinds, garage door opener

Charming Two-Storey Home in Lakeway Landing on a Quiet Cul-de-Sac with a double detached garage! Welcome to this warm and inviting 2-storey home perfectly located near a park. Offering 1,437 sq. ft. of finished living space is freshly painted! This property is ideal for families and anyone seeking comfort, functionality, and room to grow. Enjoy the best of both worlds with a covered front veranda that captures the morning sun and a rear deck perfect for relaxing in the evening light. Both the front and back entrances include convenient built-in storage benches, adding charm and practicality. The main floor welcomes you with a comfortable living room with a cozy fireplace, a kitchen with island and walk in pantry, main-floor laundry, and a convenient half bath. The upper level features three bedrooms, including a spacious primary suite with a full ensuite and walk-in closet, plus an additional full bath. The undeveloped basement is ready for your ideas. The landscaped yard offers a peaceful outdoor retreat with fruit trees, berries, grapes, and low-maintenance perennials. Completing the property is a double detached garage;