



GRASSROOTS
REALTY GROUP

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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.