



GRASSROOTS
REALTY GROUP

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3 Lark Close Sylvan Lake, Alberta

MLS # A2273530



\$339,900

Division:	Lakeway Landing		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Kitchen Island, Laminate Counters, Low Flow Plumbing Fixtures, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: STOVE, FRIDGE, MICRO HOOD FAN, DISHWASHER, WASHER & DRYER,

Located in the beautiful community of Lakeway Landing, close to scenic trails, a dog park, and schools. This better-than-new, fully renovated home offers exceptional value and modern comfort. Recent upgrades include new countertops, sink, kitchen tap, fridge, shower heads, fresh paint, flooring throughout, upgraded electrical, furnace cleaning, new locks, lighting, select interior doors, and hardware. Within the last two years, the roof, hot water tank, and dryer have also been replaced, giving you peace of mind for years to come. The main floor features a bright and sunny open-concept layout, perfect for entertaining or everyday living. Upstairs, you will find three comfortable bedrooms, including a spacious primary suite with its own ensuite, along with a well-appointed full bathroom for family or guests. The fully finished lower level provides even more living space is ideal for a family room, home office, gym, or guest area, allowing you to tailor the space to your lifestyle. This home delivers the perfect blend of location, quality, and modern updates in one of Sylvan Lake's most sought-after neighborhoods.(3 doors are still on order and will be painted and installed by possess)