



**10 Wilkinson Circle  
Sylvan Lake, Alberta**

**MLS # A2276343**



**\$475,000**

<b>Division:</b>	Willow Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Security Cameras (as-is), Pergola, Raised Garden Beds, Shed, Garage Heater, Tire Rack, Attached Garage Shelving, Shelving in Dining Room

Welcome to 10 Wilkinson Circle, a beautiful bi-level home perfectly situated in a family-friendly neighborhood just a short walk from the lake, local restaurants, shops, and nearby playgrounds. This spacious 4-bedroom, 3-bathroom property offers a thoughtful layout and a warm, inviting atmosphere that's ideal for families or anyone looking to enjoy lake-town living. The main floor features vaulted ceilings accented with a wood beam, creating an open and airy feel, complemented by updated vinyl plank flooring. The bright living room is filled with natural light thanks to its large windows, making it a welcoming space to relax or entertain. The kitchen is both stylish and functional with dark cabinetry, a granite sink, a central island with large pot drawers, and a pantry, flowing seamlessly into the spacious dining area with direct access to the back deck. The large primary bedroom is conveniently located on the main floor and includes a 3-piece ensuite, along with an additional bedroom and a full bathroom. Downstairs, the fully developed basement offers a generous family room, two well-sized bedrooms, and another bathroom—perfect for guests or a home office setup. Step outside to enjoy the back deck with a pergola, providing shade and privacy, overlooking a very large fenced backyard complete with raised garden beds, a storage shed, and saskatoon, raspberry, and rhubarb plants. Parking is a breeze with a heated attached double garage and a cobblestone RV parking pad at the back. This home combines comfort, functionality, and an unbeatable location. It's an excellent opportunity to enjoy everything Sylvan Lake has to offer.