



**20 Woodland Crescent  
Sylvan Lake, Alberta**

**MLS # A2281878**

**\$425,000**



<b>Division:</b>	Palo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, Double Vanity, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R2

**Utilities:** -

**Inclusions:** Shed

Ready for life at the lake?? Situated on a quiet crescent featuring a lovely green space in the middle, this fully developed 5 bedroom, 3 bathroom bungalow delivers the laketown living that you have been searching for! Tons of updates have been done including: New cabinetry, backsplash, flooring throughout, new lighting and fixtures, SS appliances, plumbing fixtures, a trendy wood railing, vanities, some windows, and so much more!! Big ticket updates include exterior siding, furnace, hot water tank and pex water lines as well, making this home turn key ready! It gets better! The kitchen/dining/living room is an open flow which makes this home a great place to entertain family and friends. The primary bedroom is spacious and boasts a walk in closet and a spa inspired ensuite, complete with dual vanities, stunning tiled shower and stand-alone soaker tub. The lower level features 2 more bedrooms, another bathroom and a large family room - a perfect space for the kids to play, or to entertain guests! Out back in the private, fully fenced yard, you can enjoy the deck and firepit area while surrounded by the towering spruce trees. There is even a possibility to build a garage in the backyard too! #20 Woodland Cres. is also conveniently located close to CP Blakely Elementary School, the Nexsource Center, lots of shopping and restaurants, and it is just a very short walk to the beach and Lakeshore Drive! If you are looking for a fantastic family home in a great location, or a revenue property that has loads of Air BnB potential, this home could be the perfect fit!