



24 Lincoln Street
Sylvan Lake, Alberta

MLS # A2282188



\$538,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,216 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, High Ceilings, Jetted Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1A

Utilities: -

Inclusions: Pergola, Central Vac and attachments, 60-inch TV with wall mount.

This modified bi-level offers a functional layout, thoughtful upgrades, and excellent energy efficiency in desirable Lakeway Landing, close to schools. The bright main level features vaulted ceilings and a well-designed kitchen with an island. The primary bedroom includes a private ensuite and walk-in closet. The fully developed lower level includes cozy in-floor heating, which also extends into the garage. Outdoor living is ideal for entertaining, with a raised deck, retractable pergola, privacy lattice, and secure storage below. The fully fenced yard offers a 10-foot lockable gate, mature ornamental trees, fruit bushes, and perennial gardens. Attic insulation has been upgraded to R65 for added efficiency. A well-cared-for home in Lakeway Landing. Pride of ownership is evident throughout.