



**106 Bayshore Drive
Sylvan Lake, Alberta**

MLS # A2284698



\$335,000

Division:	Lighthouse Point		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,195 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 101
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Other	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: Fridge, Stove, Dishwasher, microwave, Washer & Dryer, All blinds and window coverings

Welcome to 106 Bayshore Drive, located in the sought after subdivision of Lighthouse Pointe in Sylvan Lake, a tucked away gem offering a welcoming community feel and a peaceful setting. This charming, well maintained home boasts excellent curb appeal with a single attached garage and a long concrete driveway providing ample additional parking. The front of the home faces a wide open field, offering serene views and a wonderful sense of space and privacy. Inside, you'll appreciate the abundance of natural light, vaulted ceilings, and central air conditioning for year around comfort. The open and functional kitchen features ample cabinetry, upgraded countertops, an eat up island, perfect for everyday living and entertaining. The home offers three bedrooms and two full bathrooms, including a spacious primary bedroom complete with a full ensuite and walk-in closet. Step outside to enjoy the deck or front porch, ideal for relaxing or soaking up the sun. The yard is thoughtfully maintained and provides a great outdoor space to enjoy. Ideally located close to shopping and amenities, with quick access to major highways, yet quietly tucked away for privacy and tranquility. Some upgrades include a new air conditioning unit, furnace, and hot water tank installed in 2025.