



**93 Westview Drive
Sylvan Lake, Alberta**

MLS # A2286491



\$355,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: shed, window coverings

Situated in the vibrant lake community of Sylvan Lake, this 3-bedroom home is perfectly positioned for first-time buyers ready to make their move — or savvy investors looking for a smart addition to their portfolio. Step inside and feel the excitement of home ownership. The main level offers bright, welcoming living spaces filled with natural light, an inviting eat-in kitchen perfect for weeknight dinners or weekend brunches, and patio doors that open onto a large, private deck — ideal for summer BBQs, morning coffee, or hosting friends after a day at the lake. Three well-sized bedrooms provide flexibility for a growing family, home office, or guest space. Fresh paint in the guest rooms, a beautifully updated shower in the primary bath, and brand-new eavestroughs. Outside, the fully fenced 7,250 sq/ft yard is a rare find at this price point. Imagine kids playing freely, pets running safely, garden oasis, or even added outdoor entertaining space — the possibilities here are exciting and full of potential. Located close to schools, parks, and all the year-round recreation that makes Sylvan Lake such a sought-after destination, this home offers more than just a place to live — it's your chance to step into a lifestyle. Whether you're buying your very first home or building long-term equity, this is an opportunity you won't want to miss.