



**84 Wildrose Drive  
Sylvan Lake, Alberta**

**MLS # A2288520**



**\$389,000**

<b>Division:</b>	Newport		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		
<b>Inclusions:</b>	NONE		

WELCOME TO SYLVAN LAKE! Not just A lake town, THE lake town! 'Alberta's Miami', known for it's beauty, great businesses and commitment to epitomizing lake life in the province. At the edge of town come find a very customized bi-level with a spectacular feature wall featuring an electric fireplace, grand vaulted ceilings, open floor plan and green space at your back door. Two bedrooms up, plus a main floor bathroom and an ensuite, two more bedrooms down and a third bathroom giving lots of space for a family or hosting guests. Family room dedicated to recreation with a spot for a pool table, a wet bar, and a gas log fireplace! The back deck is a great place to barbecue or socialize and you can do it in privacy thanks to the screens. I could go on, but this place speaks for itself. This is Alberta, Amen!