



**5 Lincoln Street
Sylvan Lake, Alberta**

MLS # A2288595



\$509,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Fruit Trees/S		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer, Pergola

This impressive 5-bedroom, 4-bathroom, fully finished 2-storey home delivers a total of 2,441 sq ft of living space across all three levels—giving you room to live, grow, and entertain. Enjoy modern updates including fresh paint, newer flooring, and fresh kitchen cabinets. The second-floor laundry is a game-changer, keeping daily life efficient and convenient. 2 of the 2nd floor bedrooms have access to a 4pc jack and jill bathroom for sharing. Located in sought-after Lakeway Landing, you’re close to schools, parks, shopping, the NexSource Centre, along with the lake. Experience the best of Sylvan Lake: small-town charm with every amenity at your fingertips. The south facing yard is ready to enjoy with a few fruit trees such as pear and crab apple. Sit and relax on the deck under the gazebo and enjoy! This home is completely move in ready to enjoy.