



**13 Victor Close
Sylvan Lake, Alberta**

MLS # A2290835



\$429,900

Division:	Vista		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,253 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Standard Shape		

Heating:	In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, All Window Coverings, TV Mounts

Welcome to 13 Victor Close, Sylvan Lake, Alberta, where functional design meets everyday comfort. This well maintained detached home features an open concept main floor that connects the living, dining, and kitchen areas for easy entertaining and daily living. The kitchen is equipped with quartz countertops, a corner pantry for extra storage, and a bright dining area overlooking the south facing backyard, creating a warm and inviting space throughout the day. The living room centers around a cozy gas fireplace, making it the perfect spot to relax during Alberta's cooler seasons. The main floor also offers the convenience of main floor laundry, helping simplify busy routines. This home includes 3 bedrooms and 2 full bathrooms, including a private ensuite in the primary bedroom designed for comfort and practicality. Downstairs, the unfinished basement provides excellent potential for future development. It is already roughed in for in floor heat, offering a strong foundation for additional living space that can be tailored to the new owner's personal vision. Whether you are considering a family room, home office, gym, or additional bedrooms, the space is ready for your creative design. Outside, the landscaped yard faces south, providing great sunlight throughout the day and creating an enjoyable outdoor space for relaxing or entertaining. The property also offers rear alley access with room to build a garage, adding flexibility for future expansion and additional parking. Located in Vistas a great Sylvan Lake neighborhood, this 3-bed detached home is close to local schools, shopping amenities, and offers excellent access to Highway 11, making daily commutes to nearby communities simple and efficient.