



**69 willow springs Crescent
Sylvan Lake, Alberta**

MLS # A2292203



\$379,900

Division:	Willow Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,110 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, No Back Lane		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: r2

Utilities: -

Inclusions: none

Welcome to the perfect starter home or investment opportunity in the peaceful community of Willow Springs, just a short walk from the lake. With 5 bedrooms and 2.5 bathrooms, this home offers the space and flexibility a young family needs to grow, while still providing excellent long-term value. Step inside to an inviting open-concept main floor designed for both everyday living and entertaining. The cozy gas fireplace anchors the living room, creating the perfect place for family gatherings or quiet evenings at home, while large windows allow natural light to pour in and create a bright, welcoming atmosphere. Central air conditioning keeps the home comfortable during the warmer summer months. Out back, the deck provides a great space to relax and enjoy the outdoors. The yard backs directly onto mature trees, offering a nice sense of privacy and a peaceful natural backdrop. The fully fenced yard also provides a safe and secure space for children and pets to play. Located close to the lake, local shops, and other amenities, this home offers the best of both worlds—convenient access to everything you need while still feeling tucked away from the hustle and traffic of Lakeshore Drive. The lower level features a spacious recreation room that could easily serve as a home theatre, gym, or playroom, giving you even more flexibility as your needs change over time. With room for a family to grow, a community filled with outdoor amenities like a playground, lake, golf course, and walking paths, and an incredible value under \$400,000, this is an opportunity you won't want to miss.