



62 Parkland Drive  
Sylvan Lake, Alberta

MLS # A2292631



**\$319,900**

<b>Division:</b>	Lakeview Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,077 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** Shed

Looking for your first home or maybe add to your rental portfolio? This 5 bedroom home in Sylvan Lake just might be what you are looking for. Lots of upgrades over the years some of which include newer shingles, new windows and new furnace. Close to schools and shopping, this property currently rents for \$2145.00 and the tenants pay all utilities. The main floor has 3 large bedrooms, a good sized living room and a large kitchen with dining area, The basement is mostly finished with 2 additional bedrooms, a 3 piece bath and a huge rec room. The fully fenced yard is perfect for the furry friends or kids.