



**15 Wildrose Drive
Sylvan Lake, Alberta**

MLS # A2294248



\$399,000

Division:	Willow Springs		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,062 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Garage Faces Front, Insulated,		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Interior Lot, Level, Low M		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Windows

Inclusions: Dishwasher, electric Oven, Microwave, Range hood, Refridgerator, Dryer, Washer, Window Coverings, Ceiling Fan, garden Shed

This half-duplex is just two blocks from Sylvan Lake and offers both convenience and lifestyle. The updated bungalow features three bedrooms and three full bathrooms. The primary bedroom includes a walk-in closet and an ensuite. The basement is fully developed with a bedroom and bathroom, storage and a large family room. You'll enjoy a low-maintenance front yard and a cozy backyard, ideal for a peaceful retreat. A two-car attached garage plus front parking adds practicality. With a playground and green space nearby, it suits both young families and those ready to relax.