



**24 Station Drive
Sylvan Lake, Alberta**

MLS # A2295171



\$425,000

Division:	Sixty West		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

The Perfect Family Home in Sylvan's Premier Master Planned Community! This immaculate two story home at 24 Station Drive offers 3 bedrooms, 2 bathrooms, and a double detached garage. Living in Sixty West means your "backyard" extends to 25 acres of natural open space, parks, and trails. Kids will love being minutes away from the "extreme" playground at Pogadl Park, while fitness enthusiasts will appreciate the direct access to the historic CP trail for biking and jogging. After a day at the lake or the trails, retreat to a home that offers both comfort and convenience in a vibrant neighborhood.