



**7, 5301 Windward Place  
Sylvan Lake, Alberta**

**MLS # A2295560**



**\$349,900**

<b>Division:</b>	Newport		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 308
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, Pantry		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Garage Door Controller, Window Coverings

Located in the charming town of Sylvan Lake, this beautiful townhome in Newport Village offers a perfect blend of comfort and convenience. With 1,447 square feet of thoughtfully designed living space, this home features soaring 9-foot ceilings, a combination of durable vinyl plank flooring and cozy carpet, and an inviting open floor plan. The large south-facing rear windows provide an abundance of natural light and picturesque views of the serene treed area. The modern kitchen is equipped with a functional island, wood cabinets, and a pantry, making it ideal for cooking and entertaining. Upstairs, you’ll find three spacious bedrooms, including a generously sized primary suite with a walk-in closet. The convenience of second-floor laundry adds to the home’s appeal. The living room opens onto a back deck with a yard, offering a great space for relaxation. The unfinished basement presents an opportunity to customize to your needs. A one-car attached garage provides added convenience. Enjoy the benefits of professional management, which includes exterior maintenance, lawn care, and snow removal including walk-ways and driveway, allowing you more time to experience the lake and all the activities Sylvan Lake has to offer. This low-maintenance home is perfect for those seeking a balance of modern living and outdoor enjoyment. Pets no bigger than 18 inches at highest point. 40