



**134 Westview Drive
Sylvan Lake, Alberta**

MLS # A2298301



\$279,900

Division:	Lakeview Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	745 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: Shed x2, Pergola, TV brackets, Attached Shelving, Laundry Room Sink

If you're searching for an ideal starter home or looking to downsize, this well-maintained half duplex is a fantastic option. Located close to schools, shopping, and amenities, it offers both convenience and comfort. As you enter the yard, you'll immediately notice the care and attention that has gone into creating a backyard oasis—ready for you to enjoy this summer in Sylvan Lake. Step inside, and you'll be greeted by a welcoming interior. The upper level features new triple-pane windows installed last year, while the lower level boasts double-pane replacements from just a few years ago. The main floor includes a spacious living and dining area, along with a kitchen that has updated countertops, appliances, and lighting. Two bedrooms and a three-piece bathroom with a walk-in shower complete the main level. The fully finished basement offers a family room, a third bedroom, a utility and laundry area, and a workshop. Additional updates include shingles replaced in 2015, as well as a newer hot water tank and furnace. Put this property on your list to view and get ready to enjoy affordable home ownership in Sylvan Lake!