



**6 Baywood Place  
Sylvan Lake, Alberta**

**MLS # A2300912**



**\$317,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Lighthouse Point   |               |                   |
| <b>Type:</b>     | Residential/Manufactured House   |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,184 sq.ft.   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached   |               |                   |
| <b>Lot Size:</b> | 4800.00 Acres  |               |                   |
| <b>Lot Feat:</b> | Front Yard, Fruit Trees/Shrub(s), No Back Lane, No Neighbours Behind, Rect |               |                   |

|                    |                                    |                   |        |
|--------------------|------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                            | <b>Condo Fee:</b> | \$ 101 |
| <b>Basement:</b>   | None                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                       | <b>Zoning:</b>    | R4     |
| <b>Foundation:</b> | Piling(s)                          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, No Smoking Home |                   |        |

**Inclusions:** Fridge, Stove, Microwave, Washer, Dryer, Window coverings, Garage controls

Welcome to this 3-bedroom, 2-bathroom home in the beautiful community of Sylvan Lake. The spacious living room flows nicely into the kitchen and dining area, making it a great space for everyday living and entertaining. The primary bedroom is tucked away at the back with its own 4-piece ensuite, while two additional bedrooms and another full bathroom offer plenty of space for family or guests. You’ll also appreciate the convenient hallway laundry. Enjoy your morning coffee on the front porch and catch the evening sun on the side porch overlooking the fenced yard. With a single attached garage and close proximity to grocery stores and local amenities, this is a great family home in a fantastic location.