



**56 Wilkinson Circle
Sylvan Lake, Alberta**

MLS # A2301715

\$438,000



Division:	Willow Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,090 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Heated Garage, Off Street, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Garden, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Dry Bar, No Animal Home, No Smoking Home, Storage, Sump Pump(s)		
Inclusions:	Green House		

Welcome to 56 Wilkinson Circle! A fully developed 4-bedroom, 2-bathroom bungalow offering a functional layout and numerous updates throughout. The main floor features a bright living space with updated finishes, flowing into the dining area and kitchen with ample cabinetry. Three bedrooms and a full bathroom complete the main level. The fully finished basement provides additional living space with a large family/recreation area, complete with a dry bar, a fourth bedroom, and a 3-piece bathroom with dual shower heads. The lower level also offers flexible space for hobbies, storage, or a home workspace. Recent updates include new shingles (2025-house), updated lighting and electrical fixtures, new paint throughout, reverse osmosis water system, new dishwasher (2025), and newer washer and dryer. Some additional improvements include a radon mitigation system and updated exterior water taps with interior shut-off valves. The fully fenced and landscaped yard includes a deck, patio area, and a moveable greenhouse. The double detached garage is fully insulated and clad with its own electrical panel, multiple plug options, and is set up for potential EV charging. A garage heater was added in 2026. Located in the Willow Springs subdivision, this home is close to parks, walking paths, the lake, golf course, and other nearby amenities. A beautiful home that has been carefully updated and maintained, offering a move-in ready opportunity with nothing left to do but enjoy!