



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6 Lyon Cres. Crescent
Sylvan Lake, Alberta**

MLS # A2108535



\$479,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,034 sq.ft.	Age:	2006 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tile Counters, Track Lighting, Vaulted Ceiling(s)

Inclusions: Fridge, stove, dish washer, rangehood fan, window coverings, reverse osmosis, water softener, BI Sauna, under floor heat in garage, central vac in house and garage.

Great location, freshly renoed home, turn key ready, IMMEDIATE POSSESSION could be your forever home! A 4 bedroom impeccable home in the desirable subdivision of Lakeway Landing. The main floor has had a complete renovation boasting European style kitchen. The counter space is endless with new kitchen cupboards, counters, brick backsplash, and appliances, including reverse osmosis at the sink. The main bath has also a new vanity, counter, backsplash and tile flooring. The white new luxury vinyl plank flooring, doors, baseboards and trim through out brightens every room. Not a nail hole to fill. Moving in will be a breeze with not a repair to be had. The spacious master bedroom has both his and her closets as well as a den. The den once being an ensuite can be converted back to a bathroom with all plumbing still intact. The bright walkout basement was newly developed in 2021 with includes 2 large bedrooms. It has an enclosed bathroom with an authentic cedar Finnish sauna to relax in, than out to the sitting room to enjoy a drink, rinse off in the stand up ceramic tile stand up shower with barn doors and off to the backyard with the perfect set up that boasts rest and relaxation. Lots of room to add a hot tub. Provides plenty of storage under the stairs and in the large laundry which has a laundry tub and a brand new water softener. The double car garage has in floor heat installed in 2021 with hot and cold water lines as well. Ample 2 car parking in the driveway with two more parking stalls in the backyard gravel parking pad.