



**27 Lodge Place
Sylvan Lake, Alberta**

MLS # A2133272



\$429,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,434 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Irregular Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s)		

Inclusions: n/a

This well-structured two-story home is perfectly suited for families with teenagers or school-aged kids, featuring a large south-facing backyard and a substantial double-detached garage. The area is known for its excellent walking paths and parks, providing ample opportunities for outdoor recreation, and with this property's location, Fox Run School and Ecole Mother Teresa is a block away. This home is designed for practical living; it offers an efficient kitchen with solid storage space, highlighting some new appliances (dishwasher, over-the-range microwave, and garburator)! The adjacent living room is spacious and bright, thanks to large windows, and includes a functional gas fireplace for cozy winter nights. Turn your "formal dining room" into an extra sitting space, reading or breakfast nook, or informal study! The upper level has 3 bedrooms: a primary bedroom with ensuite bathroom, alongside two additional bedrooms that share a Jack and Jill bathroom equipped with a jetted tub. The convenience of new washer and dryer on this floor adds to the home's efficiency! In the basement, there is an expansive family room, a complete 4pc bathroom, and a flex area currently set up as a bedroom - you will never see your teenagers, *this is their room*. The backyard - a landscaped and fenced area with a two-tiered deck, perfect for family gatherings and great for your dogs to run around in. An insulated double-detached garage offers significant space for vehicles or ample storage for all the things you don't necessarily want to look at on a daily basis, making it a practical addition to this family-friendly home! Take a look at this beautiful and affordable home in this great town.