



**17 Baywood Place
Sylvan Lake, Alberta**

MLS # A2138834



\$265,000

Division:	Lighthouse Point		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,179 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 101
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R4
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, See Remarks		

Inclusions: NA

Welcome to this lovely home in the charming neighborhood of Lighthouse Point. Conveniently close to shopping and restaurants, along with easy access to highway 11. The quaint curb appeal features a cozy veranda for greeting your guests, accented by stone pillars. The attached garage provides a cozy parking spot for your vehicle. Once inside you will appreciate the open floor plan. In the living room, the morning sun shines through a beautiful bay window. The kitchen offers ample storage and prep space, along with stainless steel appliances. You will enjoy the sunshine and warmth of the west-facing side deck. The primary bedroom is spacious and boasts a 4-piece ensuite, including a jet tub. Two additional bedrooms and a 4-piece bathroom provide accommodations for company, children, or a home office. Laundry is located on this level as well for added convenience. With everything at your fingertips, this floor plan flows beautifully. An incredible opportunity for an investment or a first time home owner. Add this one to your list!