



**23 Lodge Place
Sylvan Lake, Alberta**

MLS # A2140068



\$433,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,111 sq.ft.	Age:	2004 (20 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan		

Inclusions: Central Vacuum and attachments (As Is)

Amazing 5 bedroom and 3 bathroom Bi-level on a close in Lakeway Landing. 10 year old oversized, detached, heated double garage 25' x 26' with 220V wiring, cable, 10 foot ceilings, 2 vehicle doors and back alley access. Vaulted ceilings upstairs with an open layout and vinyl plank flooring. U-shaped kitchen with a raised eating bar and newer stainless steel appliances. Dining room has sliding doors leading out to the large deck over the south facing backyard. The spacious living room has a gas fireplace with rock surround and large window for light. The king sized primary has double closets and a 3-piece ensuite with walk-in shower. Additional 2 bedrooms and a 4-piece bathroom complete the upper level. Downstairs there is a huge family room, 3-piece bathroom, 2 bedrooms, laundry/mechanical room and plenty of storage space.