



**10 Lodge Place
Sylvan Lake, Alberta**

MLS # A2143355



\$399,800

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	922 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Water: -

Floors: Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: n/a

Beautiful fully developed bi-level in a thought after Lakeway Landing of SYLVAN LAKE. Appealing curb appeal with landscaped perennial gardens surrounding the house. Entryway leads to an open concept main floor which consists of a spacious kitchen with a pantry and dining room with a spacious west-facing living room with vaulted ceiling. Lots of windows and natural light here. Also there is a primary bedroom with a 4 pc ensuite and a second bedroom. The lower level has a large family/rec room, 2 bedrooms or office areas, a 4 pc bathroom, laundry/utility room, and storage space beneath the stairs. In-floor heating, roughed in central vacuum are bonuses and new vinyl plank flooring was just installed throughout the lower level. The fully fenced east-facing backyard has a large deck. Mechanic's dream-large detached garage has a 16 ft wide door, wired for 220, and roughed in for in-floor heating. The house is very well taken care of and shows the pride of ownership. Don't miss it.