



**122 Wilkinson Circle
Sylvan Lake, Alberta**

MLS # A2146373



\$434,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,077 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	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), Open Floorplan		

Inclusions: Hot Tub, Gazebo and Shed

Welcome to Wilkinson Circle! A beautiful 4-bedroom, 3 bathroom home neatly located in a fantastic area of Sylvan Lake. With a short walk to the lake, and right next to Sylvan Lake Golf and Country Club. Enjoy sunny days playing at the beach and evenings relaxing in the backyard. The backyard offers a firepit area, back deck and a gazebo covered hot tub, plenty of fun for the whole family. Directly across the street sits a park for the kids to enjoy in this family friendly neighbourhood. Walking trails and bike paths begin nearby. The main floor boasts of two bedrooms including the spacious master bedroom, a full 4-piece ensuite. An additional 3-piece bathroom compliments the second bedroom. The kitchen and dining room are nicely designed for family dinners or entertaining guests. While the living room is a great retreat at the end of a long day. Basement area has an additional two bedrooms, a bonus room use as an office and a large recreational room. Find the laundry room and a well-kept mechanical room with plenty of storage. This 1078 square foot bilevel has a double attached garage, large enough for storage for the toys and vehicles. The large windows throughout the main floor allow plenty of natural light. Upgrades include new shingles in the past 5 years.