



GRASSROOTS
REALTY GROUP

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**11 Lakeland Road
Sylvan Lake, Alberta**

MLS # A2196188



\$575,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Sump Pump(s), Tankless Hot Water, Wet Bar		

Inclusions: hot tub (2-3 years old)

Step into this beautifully designed 5-bedroom bungalow, perfectly suited for family living and entertaining. Finished with timeless porcelain tile throughout, this home offers both durability and easy maintenance — ideal for busy households. The inviting living room showcases a stunning granite-surround fireplace, with matching granite accents carried seamlessly throughout the home. The kitchen is both functional and stylish, featuring custom cabinetry and stainless steel appliances. The main level offers a practical layout with a convenient laundry room, two generously sized bedrooms, a full bath, and a spacious primary suite. The primary ensuite is a true retreat, featuring a luxurious 5' x 6' double walk-in shower adorned with beautiful tile, plus double sinks. Downstairs, the fully finished basement expands your living space with two additional bedrooms, another full bathroom, and a fantastic wet bar — perfect for entertaining friends and family. The charming brick archway adds character and warmth to the space, while the tiled floors with in-floor heating ensure year-round comfort.