

**103 Westview Drive  
Sylvan Lake, Alberta**

**MLS # A2204497**



**\$399,000**

<b>Division:</b>	Lakeview Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,104 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Newly renovated 5 bedroom home on a massive lot located close to schools and playgrounds right on the Sylvan Lake trail system! What more could you ask for? Situated in the lovely neighbourhood of Lakeview Heights, this cozy family home has tons of upgrades including new windows (2025), new furnace (2024), new plumbing (2023) and plenty more to offer! Walk into this cozy bi-level and feel right at home in the spacious living room with the added comfort of a wood burning fireplace. The newly updated kitchen features crisp white cabinetry and easy access to the back deck. Enjoy the fully fenced oversized backyard backing onto the Sylvan Lake pathway system, perfect for kids and pets to play. Back inside you'll find 3 bedrooms on the main level as well as a 4 piece bathroom. The primary suite offers views of the backyard and a lovely 2 piece ensuite. In the lower level you'll find a nice sized family room with big bright windows and laundry station. Not to mention 2 additional bedrooms and a 3 piece bathroom. Featuring tons of added value with recent upgrades, this is the perfect home for a growing family or a great potential investment property. The options are endless!