

10, 5301 Windward Place
Sylvan Lake, Alberta

MLS # A2208311



\$369,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Newport | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,305 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Concrete Driveway, Insulated, Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Private | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 292 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R3 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Pantry, Storage | | |

Inclusions: Light fixtures

Say goodbye to shoveling and yard work—this low-maintenance home lets you spend your time enjoying all that Sylvan Lake has to offer! Backing onto a peaceful treed green space, this stylish townhome features 9' ceilings, an open-concept main floor, and large windows that flood the space with natural light. The kitchen is ideal for entertaining with a large island, corner pantry, and rich dark cabinetry. Recent updates include new flooring, carpet, fresh paint throughout, and brand-new kitchen appliances. Upstairs, you'll find three spacious bedrooms, including an oversized primary suite with plenty of room to unwind. The second-floor laundry adds convenience, and the washer and dryer are included! The unfinished basement offers incredible potential for additional living space and even has hookups for a second washer and dryer. Whether you envision a family room, extra bedrooms, or a home gym, this space is ready for your ideas! The 12x21 attached garage is insulated, drywalled, and taped—perfect for extra storage or keeping your vehicle out of the elements. If you're looking for modern living, low maintenance, and a great location close to the lake and amenities, this home is a must-see!