

**77 Wildrose Drive  
Sylvan Lake, Alberta**

**MLS # A2211466**



**\$385,000**

<b>Division:</b>	Willow Springs		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard		

**Heating:** Forced Air

**Floors:** Carpet, Tile

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** r5

**Utilities:** -

**Inclusions:** Stove, fridge, dishwasher micro hood fan, washer, dryer

Beautiful, Fully Finished Bi-Level in a Quiet, Family-Oriented Neighborhood&hellip;Welcome to this immaculate bi-level home, perfectly situated in a peaceful, family-friendly neighborhood&mdash;just minutes from playgrounds, the marina, beach, and golf course. Step inside to a sophisticated tiled entryway that opens to a bright and spacious main floor with an open-concept layout. The functional kitchen features a central island and pantry, flowing effortlessly into the dining and living areas&mdash;ideal for gatherings and everyday living. Generously sized bedrooms provide comfort for the entire family, including a spacious primary suite complete with a walk-in closet. A stylish four-piece bathroom rounds out the main level. The fully finished lower level offers a sprawling family room that can also serve as games room, an oversized bedroom with a walk-in closet, and a luxurious full bathroom&mdash;perfect for guests, teens, or a private retreat. Enjoy sunny days on the south-facing back deck in your private summer oasis. The nicely sized yard includes a 24x22 parking pad ready to build a future garage. A perfect place to call home in the great community of Sylvan Lake, where lifestyle enhances your life. (do not let cat out)