



30 Lakeland Road
Sylvan Lake, Alberta

MLS # A1043653



\$349,900

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,143 sq.ft.	Age:	2007 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s)

Inclusions: -

This well loved 4 bed / 3 full bath home with 2170 Sq Ft of developed living space sits on on a large lot & is the definition of pride of home ownership. FULLY DEVELOPED with a huge private yard that BACKS TO GREEN SPACE, this home has some awesome features such as AIR CONDITIONING, oversized 24 x 22 double garage, water softener, high efficiency furnace, high efficiency heat recovery ventilation unit (HRV), reverse osmosis & is fully landscaped. The main level kitchen/dining room hosts vaulted ceilings, lots of cupboard space & entrance to the massive deck area that is perfect for epic west facing sunsets. Adjacent is the large living room also with vaulted ceilings & large sunny windows that give the space a bright & warm feel. Down the hall is the master bedroom retreat that hosts TWO CLOSETS & ensuite bathroom. The 2nd bedroom upstairs is conveniently located next to another full bathroom. The DEVELOPED BASEMENT has a 3rd full bathroom, GIANT 3rd & 4th bedrooms & an open floor plan that is perfect as an entertainment & exercise area, including builder upgraded built in ceiling speakers. Don't lift a finger because this fully finished home truly is a gem that must be viewed to appreciate.