

24 Legend Court  
Sylvan Lake, Alberta

MLS # A2258388



**\$349,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Lakeway Landing                                                             |               |                   |
| <b>Type:</b>     | Residential/Triplex                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                    |               |                   |
| <b>Size:</b>     | 1,272 sq.ft.                                                                | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                                      |               |                   |
| <b>Lot Size:</b> | 0.05 Acre                                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cul-De-Sac, Front Yard, Landscaped, Lawn, Pie Shaped Lot, Street |               |                   |

|                    |                                           |                   |    |
|--------------------|-------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Linoleum            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                           | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete                           | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bar, Pantry                               |                   |    |

**Inclusions:** N/A

Nestled in a picturesque community with walking paths, parks, schools, and shopping just minutes away, this 3-bedroom, 3.5-bathroom, 2-story townhouse offers comfort, convenience, and a lifestyle you'll love — all with no condo fees. The main floor features an open concept layout with a bright living area, a kitchen with breakfast bar and pantry, and a 2-piece bath. Upstairs, the three bedrooms include a spacious master suite with walk-in closet and 4-piece ensuite, plus an additional full bath. The fully finished basement is perfect for entertaining, complete with a large recreation room and built-in bar, along with a 4-piece bath with tiled walk in shower and laundry. Enjoy your private backyard and deck ideal for relaxing, dining, or hosting friends and family. Lovingly maintained and in great condition, this home is ready for your next chapter whether as an investment, a family home, or a comfortable place to call your own. A fantastic opportunity for buyers seeking style, space, and convenience without compromise.