

21 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2267779



\$327,500

Division:	Crestview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,399 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: nil

ADJUSTED PRICE and a FANTASTIC BUY! Discover the perfect blend of comfort, style, and convenience in this END UNIT townhouse with NO CONDO FEES AND located in the vibrant new community of Crestview, Sylvan Lake. Featuring 4 bedrooms and 3 bathrooms across 1,400 sq. ft. of beautifully developed living space, this home offers an open-concept layout that's ideal for entertaining or family living. The bright and functional main floor flows effortlessly between the kitchen, dining, and living areas, creating a warm and inviting atmosphere. The undeveloped basement provides a great opportunity to add value and customize additional living space to suit your needs—whether that's a recreation room, guest suite, or home office. Centrally located, this property is just a short walk to schools, shopping, walking paths, parks/playgrounds, Meadowlands Golf Course, and the Sylvan Lake Disc Golf Course. Whether you're a first-time home buyer, investor, or downsizer, this property offers incredible value in one of Sylvan Lake's most desirable and fast-growing neighborhoods. Don't miss the opportunity to make this beautiful end-unit townhouse your new home!