

**93 Westview Drive
Sylvan Lake, Alberta**

MLS # A2270108



\$365,000

Division:	Lakeview Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden,		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Refrigerator, Stove, Microwave, Washer, Dryer, Ceiling Fan(s)

Welcome home to this charming 3-bedroom property in the heart of Sylvan Lake — the perfect place for your family to settle in just in time for Christmas. From the moment you step inside, you’ll feel the warmth and comfort this home offers. The inviting layout features bright living spaces, a functional kitchen with eat in dining and patio doors to a large private deck, and three well-sized bedrooms designed to give everyone their own space while keeping family connection at the heart of the home. Recent upgrades are; new shower in primary bathroom, new eavestroughs, and fresh paint in guest rooms. One of the standout features of this property is the expansive 7,250 sq/ft fully fenced backyard — a dream for kids, pets, and outdoor living. The downstairs space has its own private entrance with a family room area, a second kitchenette, a separate washer/dryer, a bedroom and a bathroom. Located in a friendly neighbourhood close to schools, parks, and Sylvan Lake’s year-round recreation, this home offers both convenience and community. **And the best part, there is still time to move in before Christmas, letting you deck the halls, hang stockings, and celebrate the season in your new home.**