

**67 Wilkinson Circle
Sylvan Lake, Alberta**

MLS # A2248519



\$489,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,105 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Interior Lot, Landscaped, Lawn, Many Trees, No Neighbours Behind, On Golf		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: NONE

Backing onto the golf course and a short distance to the lake! You won't want to miss this well kept 3 bedroom 3 bathroom, fully developed bi-level with double attached garage (with potential for a fourth bedroom in basement). As you enter the main floor of the home you'll be greeted by a bright living room area. Around the corner is good sized kitchen and dining room with plenty of natural light, upgraded stainless appliances, corner pantry, centre island and a garden door leading to a sunny south facing deck with views of the golf course. There are two ample size bedrooms on this floor, the primary bedroom has a 4 piece ensuite with jetted tub. An additional 4 piece bathroom completes the main floor. The lower floor has a huge comfortable family room with large windows, a den/games area (could be framed in for a 4th bedroom) an additional large spare bedroom, and a beautifully refurbished 4 piece bathroom and laundry/utility room with washer dryer included. The rear yard is very large, fully fenced, and comes with a storage shed. This fabulous home is in a great location that is perfect for those who want to take advantage golf, and all the pleasures of lake community living.