

17 Craig Road  
Sylvan Lake, Alberta

MLS # A2217885



**\$549,900**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Level, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, See Remarks		

**Inclusions:** NA

Welcome to 17 Craig Road, another masterpiece from renowned Abbey Platinum Master Builder. This brand new 1340 Square foot 3 bed 2 bath Bi Level will be ready for it's new owner soon. From the moment you walk in you will appreciate the soaring ceilings in the entry way leading to the extremely family friendly open floorplan. You will love the bright, open, airy feel of the kitchen, dining, and great room with stainless steel appliances and luxury vinyl plank throughout. 3 bedrooms up including a beautiful primary suite with a full 4 piece ensuite and walk in closet. The double attached garage will keep your vehicles protected and offer plenty of storage. The basement is unfinished and waiting for your ideas. Feel at ease with the New Home Warranty to protect your investment. This could be the one you have been waiting for.