

13 Laurel Road  
Sylvan Lake, Alberta

MLS # A2227341



**\$639,900**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,497 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This is The One! Located in the great Lakeway Landing neighborhood, it is a short walk to the dog park, the spray park, the Gull's Baseball Stadium, shopping, schools, and multiple parks, this home backs onto a vast green space — offering endless outdoor enjoyment right from your back yard. From the moment you step inside, the spacious front entry welcomes you with room to comfortably greet guests or manage the every day bustle of family life. A dream for home cooks and entertainers alike, the kitchen offers ample prep space with sleek porcelain counterops, a spacious corner pantry and a convenient sit-up island. The open concept living area provides the perfect setting for hosting holiday dinners and memorable get-togethers. The layout is ideal for growing families, featuring two main-floor bedrooms ideal for younger children or guests, along with a full bathroom for added convenience. A few steps up awaits the private primary suite, featuring a duel shower ensuite and a spacious walk-in closet. Actually, each of the 5 bedrooms features a walk-in closet! Even the linen closet is oversized! The fully developed basement offers even more living space, complete with two generously sized additional bedrooms, a full bathroom, a rec room, a dedicated laundry area with a new high-end washer and dryer, and ample storage under the stairs and in the mechanical room. The large attached 26x26 garage is fully finished, heated, has a floor drain and a utility sink - perfect for all your hobbies and projects. This home comes equipped with air conditioning, and roughed-in irrigation for the front yard. The beautifully landscaped backyard backs onto a peaceful green space - no rear neighbors!. You'll love the sour cherry trees, perfect for homemade Black Forest cake, and the convenient storage shed for all your outdoor essentials. The generous,

south-facing deck is ideal for every season, featuring a gas line for your bbq, a covered area for relaxing on rainy days, and an open section that's perfect for soaking up the sun. Come see what makes this home special and experience the best of Lakeway Landing living.