

11 Lakeland Road  
Sylvan Lake, Alberta

MLS # A2196188



**\$570,000**

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Sump Pump(s), Tankless Hot Water, Wet Bar		

**Inclusions:** hot tub (2-3 years old)

Step into this beautifully designed 5-bedroom bungalow, perfectly suited for family living and entertaining. Finished with timeless porcelain tile throughout, this home offers both durability and easy maintenance — ideal for busy households. The inviting living room showcases a stunning granite-surround fireplace, with matching granite accents carried seamlessly throughout the home. The kitchen is both functional and stylish, featuring custom cabinetry and stainless steel appliances. The main level offers a practical layout with a convenient laundry room, two generously sized bedrooms, a full bath, and a spacious primary suite. The primary ensuite is a true retreat, featuring a luxurious 5' x 6' double walk-in shower adorned with beautiful tile, plus double sinks. Downstairs, the non-slip tile leads you to the fully finished basement expanding your living space with two additional bedrooms, another full bathroom, and a fantastic wet bar — perfect for entertaining friends and family. The charming brick archway adds character and warmth to the space, while the tiled floors with in-floor heating ensure year-round comfort.