

## 6 Westwood Close Sylvan Lake, Alberta

**MLS # A2228662**



# \$459,900

<b>Division:</b>	Westwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,167 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener and Controller, Storage Shed

Charming Bungalow in a Quiet Close &ndash; Ideal Location & Family-Friendly Layout! Tucked away in a peaceful, private close, this well-kept bungalow offers the perfect mix of comfort, space, and convenience. With new stucco siding giving it fresh curb appeal and a large back deck ideal for summer evenings, this home is ready for you to move in and enjoy. Inside, you'll find 4 bedrooms, including a nicely sized primary suite with its own 3-piece ensuite. The main living area is bright and welcoming, with plenty of room to relax or entertain. Downstairs, the spacious basement provides a perfect hangout zone for kids or teens, with loads of room for games, movie nights, or hobbies. Located just minutes from the highway for quick access out of town, and close to the boat launch, parks, and trails &mdash; this location is as practical as it is enjoyable. Whether you're upsizing, downsizing, or just looking for a place that truly feels like home, this one checks all the boxes.