

27 Station Drive
Sylvan Lake, Alberta

MLS # A2241043



\$414,900

Division:	Sixty West		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	748 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, See Remarks, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Built by the trusted Sorento Custom Homes, this home offers the charm of a Modern Farmhouse Exterior. Featuring a bright U-shaped kitchen complete with quartz countertops, peninsula seating, a pantry closet, 2 pc bathroom and your back entrance to your Covered deck with durable TufDek flooring. 9’ ceilings on both floors, Triple pane windows for energy efficiency, and Luxury Vinyl Plank flooring throughout the main areas. Bonus, you get to pick out your appliances with the allotted allowance. Downstairs, you’ll find 3 bedrooms and 2 bathrooms with cozy carpet flooring, a convenient laundry room, primary suite with a walk-in closet and private ensuite. Fence, full landscaping & single detached garage included with No condo fees!