

**28 Wildrose Drive
Sylvan Lake, Alberta**

MLS # A2157200



\$324,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Sylvan Lake | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bi-Level | | |
| Size: | 1,087 sq.ft. | Age: | 1993 (32 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Landscaped, Level, Rectangular Lot | | |

| | | | |
|--------------------|------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Walk-In Closet(s) | | |

Inclusions: Fridge, stove, hood fan, dishwasher, washer, dryer, Garage door opener and control

IS IT TIME TO PURCHASE YOUR NEXT REVENUE PROPERTY OR FOR A FIRST TIME HOME BUYER! Leased until May 31 of 2025. Currently renting for \$1,450.00 per month plus utilities) 3 bedroom 2 bathroom 1/2 duplex is ready to add to your portfolio. Future development in the as of now unfinished basement. Front attached garage and a new driveway 3 years ago. Fully landscaped and backing on to a green space. New shingles March 25 2025 as well as a new HWT. New garage door March 2020, new washer Feb 2020 and furnace new 2016.