# \$315,000 - 51 Westview Drive, Sylvan Lake

MLS® #A2208873

#### \$315,000

3 Bedroom, 2.00 Bathroom, 615 sqft Residential on 0.10 Acres

Lakeview Heights, Sylvan Lake, Alberta

This well maintained 1/2 duplex includes tons of off-street parking for your RV and vehicles and has an large backyard that has been landscaped to maximize its use and enjoyment. This is a great starter home or revenue property for the savvy investor in the wonderful area of Lakeview heights. There is a greenspace across the street, a walking trail behind the home and multiple schools within walking distance. The main level includes a nice sized living room, open kitchen and eating area and lots of natural light. There is a half bath with laundry and a large storage room/pantry. Deck access from the eating area to your great backyard full of plants, garden space and is fully fenced. The basement includes 3 good sized rooms and a 4-piece bathroom to complete the home. In the last few years this home has had newer siding and shingles, newer appliances as well as furnace and hot water tank. There is plenty of room and allowance from the town to add a garage if you like! This home is move in ready and in a great community.

Built in 1979

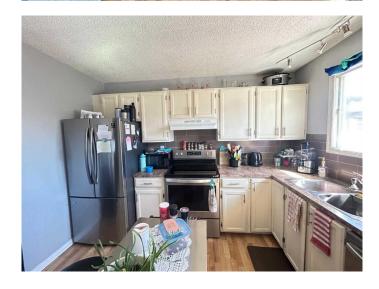
### **Essential Information**

MLS® # A2208873 Price \$315,000

Bedrooms 3
Bathrooms 2.00







Full Baths 1

Half Baths 1

Square Footage 615

Acres 0.10 Year Built 1979

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

Status Active

## **Community Information**

Address 51 Westview Drive

Subdivision Lakeview Heights

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 1J1

#### **Amenities**

Parking Spaces 4

Parking Off Street, RV Access/Parking

#### Interior

Interior Features Laminate Counters

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Garden

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 1
Zoning R2

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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