

## 9 Lyon Crescent Sylvan Lake, Alberta

**MLS # A2219326**


# \$489,900

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Attached, Driveway, Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<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>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS, A/C

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM BI-LEVEL IN LAKEWAY LANDING ~ HEATED DOUBLE ATTACHED GARAGE ~ SUNNY SOUTH FACING BACKYARD ~ IMMEDIATE POSSESSION AVAILABLE ~ Spacious foyer welcomes you and opens to the main floor with vaulted ceilings ~ The living room features floor to ceiling bay windows that overlook the front yard and allow for plenty of natural light to flow ~ Easily host large gatherings in the generous size dining room with garden door access to the south facing deck and patio ~ The kitchen offers plenty of oak cabinets, ample quartz counter tops including an island with an eating bar, full tile backsplash, window above the sink and a walk in corner pantry ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has dual closets and a 4 piece ensuite ~ Second main floor bedroom is also a generous size and is conveniently located next to a 4 piece bathroom ~ The fully finished basement with large above grade windows offers a huge family room with a wet bar, 2 bedrooms, a 4 piece bathroom, laundry in it's own room and space for storage throughout ~ Heated 22' x 22' double attached garage is insulated, finished with drywall and has a man door to the backyard ~ The sunny south facing backyard is fully fenced with back alley access, landscaped with mature trees and shrubs, has an aggregate concrete patio, shed and additional enclosed storage space below the deck ~ Located steps to walking trails, parks, schools and shopping with easy access to downtown and Highway 11 ~ Immediate possession and move in ready!