

## 6 Westwood Close Sylvan Lake, Alberta

MLS # A2228662



# \$445,000

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

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