

1 Willow Street
Sylvan Lake, Alberta

MLS # A2251508



\$428,500

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Wet Bar		
Inclusions:	Built-In Electric Range, Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer, Window Coverings, AC Unit		

This thoughtfully designed home offers the ideal blend of flexibility, charm, and location making it a smart choice for both investors and families. Whether you're looking for a high-performing short or long-term rental or a comfortable home in the heart of Sylvan Lake, this property delivers. The main floor features a spacious living room that connects seamlessly to the lower family room and upper bedroom level. The kitchen overlooks the living area and bay windows, creating an inviting and functional layout perfect for everyday life and entertaining. With four bedrooms, three up and one down, and three full bathrooms, there's room for everyone. The primary suite stands out with a retro-inspired ensuite and large soaker tub, offering a private space to unwind. The lower level is all about personality and comfort. A cozy gas fireplace, custom built-ins, and a wet bar make the family room an ideal hangout for movie nights or hosting friends. The additional bedroom is spacious and can serve as a flex space for your office or workout room. Outside, the elevated back deck is perfect for summer BBQs or quiet mornings with coffee, overlooking a spacious, fully fenced yard ready for kids, pets, or guests. A 22x26 insulated double attached garage adds convenience and storage, while a new roof installed in 2021 brings peace of mind and if desired there is still plenty of room to add a second garage in the rear yard. Centrally located just a short stroll to the lake, this home offers incredible potential. Whether you're ready to generate rental income or personalize it for your family, this is a well-located, proven investment that brings both lifestyle and long-term value.