

**20 Wilson Close
Sylvan Lake, Alberta****MLS # A2258696****\$395,000**

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,269 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Mid Efficiency
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Pantry, Storage, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

Welcome to 20 Wilson Close ideally located just a short walk to the lake and scenic walking paths. This property sits on a spacious west facing lot in a quiet close and offers a very functional floor plan with plenty of potential. While some cosmetic updates are needed, the home is priced accordingly and ready for someone to restore its full charm. The main floor features a bright living room, a large kitchen with ample cabinetry, pantry, and island, plus garden doors leading from the dining area to the deck. Down the hall are three bedrooms, including a primary suite with its own ensuite. The fully developed lower level is filled with natural light and showcases a family room with a cozy gas fireplace, a massive rec room, a fourth bedroom, separate laundry room, storage space, and the potential for a third bathroom. (Newer hot water tank already in place.) An attached double garage, partially finished, completes the package. Easy to show, with quick possession available.