

28 Wildrose Drive
Sylvan Lake, Alberta

MLS # A2157200



\$324,900

Division:	Sylvan Lake		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,087 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: Fridge, stove, hood fan, dishwasher, washer, dryer, Garage door opener and control

IS IT TIME TO PURCHASE YOUR NEXT REVENUE PROPERTY OR FOR A FIRST TIME HOME BUYER! Leased until May 31 of 2025. Currently renting for \$1,450.00 per month plus utilities) 3 bedroom 2 bathroom 1/2 duplex is ready to add to your portfolio. Future development in the as of now unfinished basement. Front attached garage and a new driveway 3 years ago. Fully landscaped and backing on to a green space. New shingles March 25 2025 as well as a new HWT. New garage door March 2020, new washer Feb 2020 and furnace new 2016.