

64 Westview Drive  
Sylvan Lake, Alberta

MLS # A2205586



\$234,900

Division:	Lakeview Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	627 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R2
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Here is an opportunity for a buyer or investor who isn't afraid to address some of the cosmetics in this property. Three bedroom One bath bi level with over 4000 sq/ft of lot space. Main level features living room, Laundry and storage room, leading to the kitchen and dining area, and a walkout to the west facing deck and large backyard. In the basement 3 fair sized rooms and a 4 piece bathroom complete the living arrangements. While the property needs some work, key big ticket items that have been addressed include: Furnace (8 years old), windows have been replaced (last 3-5 years) and the shingles were replaced (2024), this can make a great first time buyers property or investment without the hassles of a HOA or prohibitive condo fees. Within walking distance of Ecole Mother Theresa and Beacon Heights Elementary, not to mention just a few minutes away from the Lake.