

# \$324,900 - 28 Wildrose Drive, Sylvan Lake

MLS® #A2157200

**\$324,900**

3 Bedroom, 2.00 Bathroom, 1,087 sqft  
Residential on 0.08 Acres

N/A, Sylvan Lake, Alberta

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.

Built in 1993

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2157200               |
| Price          | \$324,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,087                  |
| Acres          | 0.08                   |
| Year Built     | 1993                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Active                 |

## Community Information



|             |                   |
|-------------|-------------------|
| Address     | 28 Wildrose Drive |
| Subdivision | N/A               |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 1G4           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Walk-In Closet(s)  |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | None                               |
| Lot Description   | Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2024 |
| Days on Market | 253               |
| Zoning         | R2                |

### **Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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