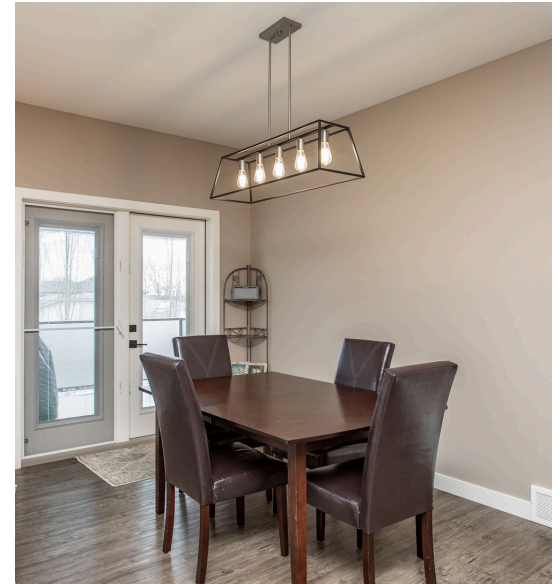


FOR Sale

402-5300 60 Street
Sylvan Lake



Scan code for more
info on this home



4 Bedrooms



2.5 Bathrooms



1,405 Sq.Ft.

This fully finished 45+ bungalow duplex offers 4 Bedrooms, 2.5 Baths, an attached double Garage, walkout basement, and a fully fenced yard—perfect for those looking to simplify without sacrificing comfort. Grass trimming and snow removal are included, allowing you to spend more time doing what you enjoy, whether that's travelling, golfing, or relaxing at home.



PROPERTY DETAILS

LOT SIZE	7,034 SQ.FT
YEAR BUILT	2021
CONDO FEES	\$130
TAXES	\$4,216

PROPERTY FEATURES

- Age 45+ Community
- Walk-Out Basement
- Gas Fireplace x 2
- Main Floor Laundry
- Central A/C



LOW-MAINTENANCE LUXURY

The main floor is open and bright, featuring vinyl plank flooring throughout. The Kitchen is thoughtfully designed with stainless steel appliances, a corner pantry, ceiling-height cabinetry, and an island with seating for three. The Dining Area leads to a covered deck with a gas line for your BBQ, while the Living Room is anchored by a stone-surround gas fireplace, making it an ideal spot to unwind or entertain.

The Primary Bedroom offers plenty of space, complete with a large walk-in closet and a 4-piece Ensuite featuring dual vanities and a walk-in shower. A second Bedroom on the main level is perfect for guests or a home office, located next to a 2-piece Bath. The Laundry Room is conveniently tucked just off the Garage for easy access.

Downstairs, the walkout basement expands your living space with a generous Rec Room and a second gas fireplace, along with two additional Bedrooms and a 4-piece Bath. The lower covered patio is wired for a hot tub and overlooks the fully landscaped yard. Located in a quiet, well-kept neighbourhood near the Sylvan Lake Golf & Country Club, lakeside walking trails, and everyday amenities, this home lets you enjoy a lifestyle that's relaxed, connected, and low on upkeep.