

\$499,900 - 68 Wilkinson Circle, Sylvan Lake

MLS® #A2245940

\$499,900

4 Bedroom, 4.00 Bathroom, 1,974 sqft

Residential on 0.11 Acres

Newport, Sylvan Lake, Alberta

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM, 4 BATH 2-STOREY ~ WALK UP BASEMENT W/SEPARATE ENTRY ~ BESIDE A WALKING PATH AND BACKING ONTO A PARK WITH NO NEIGHBOURS BEHIND ~ Well established landscaping in the front yard creates eye catching curb appeal ~ Covered front veranda welcomes you and leads to a welcoming foyer ~ Archways lead to the spacious living room with large windows overlooking the backyard and park ~ The kitchen offers a functional layout and offers plenty of white cabinets with crown moulding, ample counter space including a built in desk and a large island with a raised eating bar, full tile backsplash, stainless steel appliances and a walk in pantry ~ Bright and spacious dining room, filled with natural light from large windows, offers direct access to the deck and backyard through a garden door, perfect for entertaining ~ 2 piece main floor bathroom ~ Conveniently located main floor laundry is located in the mud room with access to the attached garage ~ Open staircase leads to the upper level bonus room with high ceilings and large windows fill the space with natural light, creating a feeling of spaciousness ~ The primary bedroom can easily accommodate king size bedroom furniture with space for a sitting area, a walk in closet with built in organizers, and a spa like ensuite with an oversized vanity and a jetted tub ~ 4 piece bathroom located on the upper level separates



2 generous size bedrooms ~ The bright, fully developed basement with high ceilings has a separate entry with walk up access to the backyard and offers an expansive family room with a wet bar, 4th bedroom, a 4 piece bathroom, and space for storage ~ 25' L x 20' W attached garage is insulated, has a window for natural light, and built in shelving ~ Front driveway and rear parking pad, with room for an RV, offer plenty of additional off street parking ~ The backyard is landscaped, has a garden, and is fully fenced with back alley access, and has views of the park and walking trail ~ Easy access to multiple schools and shopping, walking distance to Lakeshore Drive and the public beach with tons of year round activities ~ Immediate possession is available.

Built in 2005

Essential Information

MLS® #	A2245940
Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,974
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	68 Wilkinson Circle
Subdivision	Newport
City	Sylvan Lake
County	Red Deer County

Province	Alberta
Postal Code	T4S 0T7

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Off Street, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Views, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	4
Zoning	R5

Listing Details

Listing Office	Lime Green Realty Central
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