

# \$389,900 - 69 Willow Springs Crescent, Sylvan Lake

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MLS® #A2264906

**\$389,900**

5 Bedroom, 3.00 Bathroom, 1,117 sqft

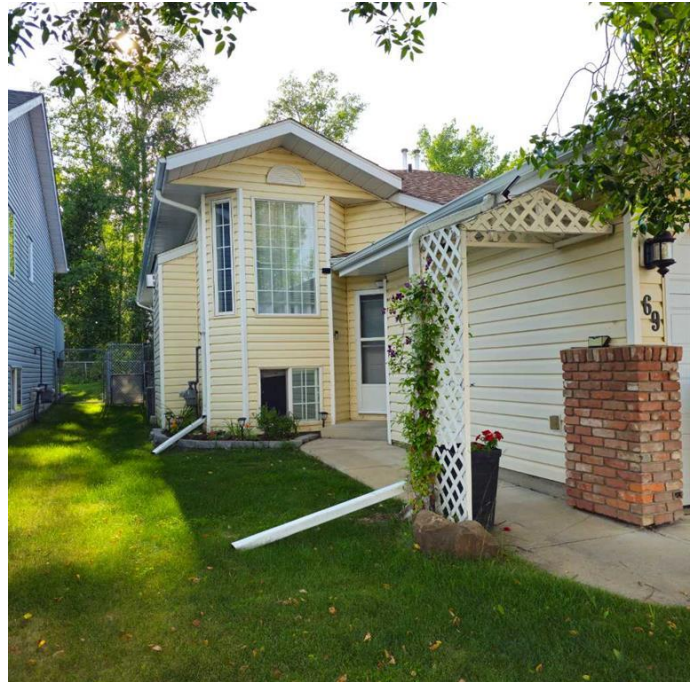
Residential on 0.08 Acres

Willow Springs, Sylvan Lake, Alberta

Welcome to the perfect starter home, or great investment property in the peaceful community of Willow Springs, walking distance to the lake. This generous 5-bedroom, 2.5-bathroom residence provides ample room for family and friends.

Upon entering the main level, you™ll be met with the inviting open-concept design, highlighted by a cozy gas fireplace in the living room—an ideal spot for family gatherings or quiet evenings. Large windows throughout infuse the space with abundant natural light. Step outside to the west-facing back deck, where you can unwind while enjoying the picturesque tree reserve and breathtaking sunsets, all within the secure embrace of a fenced yard, perfect for children and pets. The family-friendly community offers a playground, lake, golf course, and walking paths, providing endless outdoor adventures. The lower level boasts a spacious recreation room, suitable for a home theater, gym, or play area.

All of this is available for an incredible value, under \$400,000. Don™t miss this exceptional opportunity!



Built in 1994

## Essential Information

MLS® #                      A2264906

Price                         \$389,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,117                  |
| Acres          | 0.08                   |
| Year Built     | 1994                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 69 Willow Springs Crescent |
| Subdivision | Willow Springs             |
| City        | Sylvan Lake                |
| County      | Red Deer County            |
| Province    | Alberta                    |
| Postal Code | T4S 1G3                    |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | No Smoking Home                                  |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                       |
| Cooling           | Central Air                                      |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Gas                                              |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other                        |
| Lot Description   | Backs on to Park/Green Space |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 3                  |
| Zoning         | R2                 |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Network Realty C |
|----------------|-------------------------------|



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