

# \$445,000 - 6 Westwood Close, Sylvan Lake

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MLS® #A2228662

**\$445,000**

4 Bedroom, 3.00 Bathroom, 1,167 sqft

Residential on 0.14 Acres

Westwood, Sylvan Lake, Alberta

Charming Bungalow in a Quiet Close – Ideal Location & Family-Friendly Layout!

Tucked away in a peaceful, private close, this well-kept bungalow offers the perfect mix of comfort, space, and convenience. With new stucco siding giving it fresh curb appeal and a large back deck ideal for summer evenings, this home is ready for you to move in and enjoy.

Inside, you™ll find 4 bedrooms, including a nicely sized primary suite with its own 3-piece ensuite. The main living area is bright and welcoming, with plenty of room to relax or entertain. Downstairs, the spacious basement provides a perfect hangout zone for kids or teens, with loads of room for games, movie nights, or hobbies.

Located just minutes from the highway for quick access out of town, and close to the boat launch, parks, and trails – this location is as practical as it is enjoyable.

Whether you're upsizing, downsizing, or just looking for a place that truly feels like home, this one checks all the boxes.

Built in 1997

## Essential Information

MLS® #	A2228662
Price	\$445,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,167
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6 Westwood Close
Subdivision	Westwood
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1V8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	June 6th, 2025
Days on Market	36
Zoning	R2

## Listing Details

Listing Office	KIC Realty
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