



GRASSROOTS
REALTY GROUP

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9 Fern Glade Crescent Sylvan Lake, Alberta

MLS # A2214102



\$569,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,176 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Washer & Dryer(Downstairs), Microwave, Window Coverings, Garage Control, Hot Tub

Welcome to this beautifully maintained 1,176 square foot bi-level home located in the desirable Fox Run subdivision of Sylvan Lake. Perfectly situated near schools, parks, golf courses, and just minutes from the lake, this property offers both convenience and lifestyle. The exterior boasts fantastic curb appeal with mature trees, professional landscaping, a large fenced backyard, and RV parking with 35 ft pad and a 30-amp hookup. A double attached garage, extended paved driveway that fits up to 3 cars, providing ample parking for all your needs. Enjoy outdoor living with a large dura deck featuring white railings, a built-in Arctic Spa hot tub, and a covered patio perfect for entertaining in any season. There's also a large under-deck storage area with lighting and electrical, offering practical space for tools, seasonal items, or hobbies. Inside, you'll find an open-concept layout enhanced by vaulted ceilings, rich hardwood and tiled floors, and central air conditioning for year-round comfort. The bright white kitchen features quartz countertops, a pantry, and an eating bar that flows seamlessly into the main living space. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. Also on the main floor are an additional bedroom, a laundry room, (could be converted back to 3rd bedroom) and a full 4-piece bathroom. The fully finished lower level offers a generous family room with a cozy gas fireplace, two more bedrooms, and another 4-piece bathroom. With its own separate entrance and easy access to the backyard and covered patio, the lower level is perfectly connected to outdoor living spaces. Additional features include a large utility room and convenient under-stair storage. To top it all off, the home includes a brand new 13.4 kw solar system with 34 solar panels, activated in December. This high-efficiency system drastically reduces energy

costs—the system is set up to offset approximately 85% of the current owners electricity usage. This home truly checks all the boxes for comfortable, energy-efficient, and versatile living in a welcoming lakeside community.