



GRASSROOTS
REALTY GROUP

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**22 Firdale Drive
Sylvan Lake, Alberta**

MLS # A2214432



\$449,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,258 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Street		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: NA

Great location for this family Bungalow close to schools. Walk in to the open open concept, vaulted ceilings bright main living area. Feature fireplace in the living room, french doors to the massive rear deck. Down the hall you will find the primary bedroom with ensuite, second bedroom and main bathroom. Laundry room will lead you out to attached garage. The basement is finished with an oversized bedroom, recreation area and bathroom. Large fenced rear yard is made for entertaining.