



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

56 Fenwood Close
Sylvan Lake, Alberta

MLS # A2215602



\$450,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,030 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Heated Garage, See Remarks, Workshop in Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaping		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Vinyl

Roof: Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: awning

A MUST SEE on Fenwood Close in Sylvan Lake!! Discover the perfect blend of comfort and convenience in this 4 bedroom, 2 bathroom home, nestled in a quiet cul-de-sac in Fox Run. As a one-owner property, it has been meticulously maintained and boasts upgrades that cater to both the growing family and the handy man! The main floor features 2 bedrooms, 1 bathroom, a beautiful kitchen/dining area, and a door out to the large, maintenance free, vinyl covered deck, overlooking the Fox Run field! This lower level boasts a spacious living area, large laundry room with loads of cabinetry, 2 more bedrooms and another 4pc bathroom. One of the bedrooms is plumbed for a kitchen as well for those of you that may have a friend or family member wanting to stay! The lower level walk-out also features in-floor heating, perfect for those chilly winter days, and it extends into a closed-in 3-season room (almost 300 sq.ft.!), offering a great spot to relax with the coffee or play games with the kids! It is also wired for a future hot tub, too! If you love a workshop or garage with lots of storage, this one will do it! The large 28x28 heated (with in-floor heat) garage will not dissappoint and is loaded with 45 feet of cabinets and counter space along with a 20ft wide overhead door and upgraded insulation. #56 Fenwood Close is a true credit to the owners that have taken such good care of this home, and whoever purchases it will enjoy it for many more years to come!