



GRASSROOTS
REALTY GROUP

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**66 Fulmar Close
Sylvan Lake, Alberta**

MLS # A2229984



\$539,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,240 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Central, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar		

Inclusions:	na		
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Beautiful 4-Bedroom Bi-Level with Walkout Basement & Entertainer's Dream Yard! Welcome to this impeccably maintained 4-bedroom, 3-bathroom bi-level home that offers the perfect blend of space, function, and versatility. With a fully developed walkout basement and second kitchen, this property is ideal for large families or those who love to host and entertain. Step inside to discover a bright, open main floor with spacious living and dining areas, a well-appointed kitchen, and three generous bedrooms, including a primary suite with ensuite. The lower level features a full second kitchen, a large fourth bedroom, full bathroom, and its own walkout entrance—perfect for live-in adults or extended family. Outside, the backyard is an entertainer's paradise, complete with expansive upper and lower decks and direct yard access from both levels. Whether you're hosting summer BBQs or enjoying quiet evenings, this outdoor space is designed for making memories. To top it all off, this home is clean, move-in ready, and located just a short walk from Fox Run School, making it a perfect choice for families with school-aged children. Don't miss your chance to own a home that offers space, flexibility, and an incredible lifestyle both inside and out!