



GRASSROOTS
REALTY GROUP

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**13 Fern Glade Crescent
Sylvan Lake, Alberta**

MLS # A2232216



\$489,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Front Drive, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: .

Nestled in the picturesque Fox Run of Sylvan Lake, this charming bungalow exudes warmth and comfort. With a double attached garage, it features two main floor bedrooms and a well-appointed main bathroom, Primary bedroom will accommodate a king suit, w/walk in closet & 3pc ensuite. Making it ideal for a small family or those looking to downsize. The open concept floor plan creates a seamless flow throughout the living spaces, perfect for easy entertaining and family gatherings. The large kitchen is a chef's dream, offering a convenient line of sight over the dining and living areas, complemented by a spacious corner pantry, abundant cupboards, and generous counter space, including a central island that invites culinary creativity. This delightful residence is a wonderful blend of functionality and charm, complete with rear RV parking and a storage shed for added convenience. Enjoy summer nights on partial rest deck of morning coffees on the front veranda,