



GRASSROOTS
REALTY GROUP

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81 Perry Drive
Sylvan Lake, Alberta

MLS # A2244991



\$484,900

Division:	Pierview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,153 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Many Trees, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, microwave, freezer, washer & dryer, window coverings, shed,

Welcome to 81 Perry Drive—where style, comfort, and convenience blend seamlessly in one of Sylvan Lake’s most sought-after neighborhoods. This beautifully maintained bi-level home offers five spacious bedrooms and three full bathrooms, providing plenty of room for families of all sizes. Step inside to a bright, open main floor featuring gorgeous hardwood flooring that flows throughout the large living room, creating an airy and cohesive atmosphere. The kitchen is a true highlight, thoughtfully designed with a sink (with garburator) overlooking the private, treed backyard and deck. It boasts a full pantry and newer stainless steel appliance package, including a double oven (purchased within last 5 years). From the kitchen, garden doors open directly onto a covered deck—perfect for entertaining under the skylights of covered deck or simply relaxing in your fully fenced, private yard. Upstairs, you’ll find three comfortable bedrooms, including a spacious primary suite with its own ensuite bath & built in closet system. The lower level is ideal for entertaining or movie night with the kids in large family room., offering large, bright windows, an open layout, two additional generously sized bedrooms, a full bathroom, and a laundry room fit for royalty. Location is everything, and 81 Perry Drive delivers. Situated directly across from the elementary school, you’ll enjoy the convenience of watching the kids walk to school no drop off lines, just peace of mind, easy access to wide open park spaces. Plus, you’re just a quick 10-minute bike ride from Sylvan Lake’s beautiful shoreline, renowned for its clean water, sandy beaches, and recreational opportunities. Save on Big-ticket upgrades: new shingles in 2025, a new front door, a hot water tank and furnace replaced within the last five years. The home also

features the added bonus of RV parking. This is more than just a house—it's a place to call home, offering all the features and location perks you've been looking for.