



GRASSROOTS
REALTY GROUP

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

**7 Firdale Close
Sylvan Lake, Alberta**

MLS # A2249348



\$455,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,202 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions:	None
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Tucked away on a quiet close in a family-friendly neighborhood, this charming bi-level home offers 3 spacious bedrooms and 2 full bathrooms, including a primary suite complete with a private ensuite and double closets. The two nicely sized guest bedrooms each feature cozy window seats – perfect for reading nooks, extra storage, or simply soaking in the natural light. Fresh neutral paint and brand new carpet throughout the upper level give the home a clean, modern feel that’s ready for you to move right in. The open-concept main living space offers a welcoming atmosphere for both everyday living and entertaining. Downstairs, the unfinished basement is a blank canvas waiting for your vision – whether you’re dreaming of a rec room, home gym, or extra bedrooms. Step outside to enjoy the large back deck and fully fenced backyard that backs onto peaceful green space – ideal for family gatherings, pets, or simply relaxing in privacy. A generous double car garage provides plenty of space for vehicles, storage, or your next project. Located close to schools, playgrounds, and scenic walking trails, this home truly offers a fantastic lifestyle for growing families or anyone looking for a quiet community with easy access to amenities. 7 Firdale Close is more than just a house—it’s a place to call home. Move-in ready, full of potential, and perfectly located, this one won’t last long!