



GRASSROOTS
REALTY GROUP

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16 Parson Drive
Sylvan Lake, Alberta

MLS # A2260977



\$499,900

Division:	Pierview		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,807 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: N/A

Seize the chance to own this exceptional family residence situated in the sought-after Pierview community of Sylvan Lake. Just a short stroll away from parks and schools, this charming home offers everything your family needs. The spacious living room boasts elegant hardwood floors and flows seamlessly into a chef's dream kitchen, complete with generous counter and cabinet space, stunning quartz countertops, and modern stainless steel appliances. Step down into the expansive family room, where you'll find a cozy gas fireplace and direct access to the backyard. The upper level features a sizable master bedroom with a walk-in closet and a convenient three-piece en suite bath, along with two additional well-proportioned bedrooms and a full four-piece bathroom. The third level, in addition to the large family room, includes a fourth bedroom and another three-piece bathroom, as well as a laundry area. The basement offers a versatile recreation/flex room, perfect for family movie nights or as a playroom for the kids. The fully fenced and beautifully landscaped yard is a true oasis, featuring a two-tiered deck with plenty of space for barbecuing and unwinding, plus ample room for children to play. There's also a large storage shed for your bikes and outdoor toys. This property has undergone numerous upgrades over the years, including new shingles, hot water tank and Poly B replacement in 2021, along with many enhancements to flooring, paint, and lighting. This home is in turnkey condition and ready for you to move in.