

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

11 Falcon Ridge Drive Sylvan Lake, Alberta

MLS # A2268373



\$540,000

Division:	Fox Run				
Туре:	Residential/House				
Style:	Bungalow				
Size:	1,273 sq.ft.	Age:	2001 (24 yrs old)		
Beds:	5	Baths:	3		
Garage:	Double Garage Attached, Driveway, RV Access/Parking				
Lot Size:	0.18 Acre				
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Lawn, Level				

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bidet, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave hood fan, Washer, Dryer, 2x Bar beverage fridge, Washer, Dryer, Water Softener, Reverse Osmosis, Window coverings, Curtain rods, Garage opener

This 5-bedroom, 3-bathroom bungalow is bright, modern, and ready for quick possession. The main floor features vaulted ceilings, large windows, a cozy gas fireplace, and a gorgeous kitchen with granite countertops, island, gas stove, and pantry. Convenient main floor laundry with newer washer/dryer and sink, plus 3 bedrooms including a primary suite with walk-in closet and private ensuite. Located in a highly desired area of Fox Run and close to the school, you can even watch the kids walk to class! The fully finished lower level is perfect for entertaining with a granite wet bar, 2 beverage fridges, spacious rec room, 2 large bedrooms, and full bath. Fresh paint in the past 2 years and large windows keep it bright and welcoming. Outside enjoy a large fenced yard with RV parking, shed, dog run with garage access, and plenty of space for family living. **New A/C unit, Northside shingles just replaced and South side done within past few years. Home furnishings all from Urban Barn are negotiable and sold separately.