



GRASSROOTS
REALTY GROUP

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

**30 Fulmar Close
Sylvan Lake, Alberta**

MLS # A2279521



\$542,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,127 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

Well-maintained home located on a quiet crescent in Sylvan Lake, close to schools, parks, and everyday amenities. This property features a functional layout with bright living spaces, updated flooring, updated appliances, and a remodeled bathroom, offering move-in-ready appeal for families or first-time buyers. Well-proportioned rooms and a comfortable flow make the space both practical and inviting. Enjoy a private backyard with room to relax or entertain, plus convenient parking and great curb appeal. Includes a professional iGUIDE 3D virtual tour with floor plans and accurate measurements. Just minutes from the lake, trails, shopping, and recreation.