



**16 Parson Drive
Sylvan Lake, Alberta**

MLS # A2279756



\$484,900

Division: Pierview

Type: Residential/House

Style: 2 Storey Split

Size: 1,807 sq.ft. **Age:** 1994 (32 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.