



**61 Fulmar Close
Sylvan Lake, Alberta**

MLS # A2292951



\$589,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,470 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, M		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Dishwasher, Microwave-BI, Refrigerator, Stove(s), Washer & Dryer, TV Mounts

Opportunities like this rarely appear in Sylvan Lake. Tucked into a quiet, established close, this 1470 sq ft walkout bungalow sits on a large southwest-facing pie lot, a combination that is extremely difficult to find in town. Properties with this layout, lot orientation, and location are exceptionally rare. The bright open main floor features vaulted ceilings and oversized windows that fill the home with natural light. The kitchen offers abundant cabinetry, generous counter space, and a large island that flows into the dining and living areas. The spacious primary bedroom includes a walk-in closet, ensuite with jet tub and separate shower, and direct access to the back deck. The fully finished walkout basement with 9' ceilings & in-floor heat provides incredible flexibility with a large family room, corner fireplace, wet bar area, three additional bedrooms, and a full bathroom. Additional highlights include main floor laundry, a heated double attached garage, RV parking, and a massive yard with endless potential. The home does require some updating. Carpet, deck and shingles are due for replacement and the interior reflects an earlier era; however, the opportunity here is clear. Homes with walkout basements, southwest backyards, large pie lots, and quiet close locations are incredibly scarce in Sylvan Lake. With thoughtful renovations, a buyer has the chance to unlock the true potential of a property that is difficult, if not impossible, to replicate. You can renovate the right home, but you can't recreate a lot and location like this.