



11 Fir Close
Sylvan Lake, Alberta

MLS # A2298840



\$529,900

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, RV Gated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: None

Welcome to this beautifully maintained 4-bedroom, 4-bathroom home, ideally situated on a quiet close just steps from Fox Run and Mother Theresa Schools. This immaculate property offers a perfect blend of comfort, functionality, and thoughtful upgrades throughout. The main floor impresses with stunning hardwood flooring, soaring vaulted ceilings, and elegant architectural details including pillars and an archway that define the formal dining and living spaces. A cozy gas fireplace anchors the living room, while the spacious kitchen features abundant counter space, an eating bar, and flows seamlessly into a good-sized dining area—perfect for family meals and entertaining. A convenient main floor laundry and 2-piece bath combo complete this level. Upstairs, you’ll find 3 generously sized bedrooms, each capable of accommodating a king-size bed. The primary retreat includes a walk-in closet and a private 3-piece ensuite. Fully developed lower level offers a large family room and a spacious 4th bedroom with a walk-in closet. Lower level 3-piece bathroom features a steam shower, and you’ll also appreciate in-floor heating, along with a high-efficiency furnace and hot water tank (Nov 2020), plus a water softener. Underfloor heated garage is both practical and spacious, featuring in-floor heat, a floor drain, and ample storage. Step outside through beautiful French doors to the expansive two-tiered deck with pergola perfect for entertaining. The fully fenced yard is beautifully landscaped, featuring beautiful flower beds with an abundance of mature perennials, and shrubs including Royal Cloak Japanese barberry, Rose bushes, Tulips, Peonies, flowering Dogwood and many more. There’s also a large cement RV parking pad with gate access, plus a gas line for your BBQ and a cozy fire pit. This beautiful home is everything you’ve been looking for!