



**25 Fulmar Close  
Sylvan Lake, Alberta**

**MLS # A2127915**



**\$620,000**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Front Y		

<b>Heating:</b>	In Floor, Floor Furnace, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s)		

**Inclusions:** N/A

Welcome to this exceptional "LEGALLY SUITED" bi-level WALKOUT with extensive renovations.. The main floor is currently leased to exceptional tenants with the lease ending in August,. The basement suite is leased out with a reliable tenant signed on for a 2-year term, providing an excellent mortgage helper at \$1,100 per month. Situated on a sprawling PIE-SHAPED lot, this home has been meticulously upgraded throughout. Freshly painted, new light fixtures, and featuring new blinds and flooring. The main floor bathrooms have been completely redone, featuring stylish QUARTZ countertops and new fixtures. Downstairs, the professionally finished LEGAL SUITE offers two bedrooms, a spacious living area, and a convenient laundry room. It even boasts its own 22x30 REAR CONCRETE PARKING pad, ensuring ample space for tenants' vehicles. The primary bedroom on the main floor is a true retreat, complete with a luxurious ensuite featuring a large jacuzzi tub, double closets, AND a walk-in closet for plenty of storage. Additionally, the garage has been transformed into a versatile man cave and office space, fully finished, heated, and equipped with LED lighting, fans, and ample storage. Outside, the beautifully manicured backyard beckons with raised garden beds, a fully fenced perimeter, and a large stamped concrete pad perfect for outdoor entertaining. Enjoy year-round comfort in the 12x15 sunroom, equipped with new plank flooring and a convenient gas hook-up. With two 40-gallon and one 50-gallon hot water tanks, the home ensures efficiency and comfort for all occupants. The family room in the basement would make a great third bedroom and a bathroom could be added to make it a bedroom suite. Don't miss the opportunity to own this stunning property offering both luxury living and lucrative investment potential. Schedule your showing today and make this your

dream home!