



**9 Fern Close
Sylvan Lake, Alberta**

MLS # A2138014



\$590,000

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,138 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	4
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: NA

FANTASTIC TWO STORY HOME in the family friendly neighborhood of Fox Run. Conveniently close to schools, parks, golfing, and walking distance to the beach! This beautiful 6 bedroom 4 bathroom home is nestled in this quiet cul-de-sac on a huge 13,000 square foot lot. The basement boasts a fully functional mother in law suite! Step inside and you will appreciate the pride of ownership. Honey hardwood flooring leads you thru the main level of the home. The large living room features a fantastic gas fireplace, flanked by beautiful built-in cabinetry. The kitchen is complimented by warm oak cabinets, stainless steel appliances, and gorgeous granite countertops. The spacious dining area is accented by large windows to the beautiful back yard. Step thru the garden door on to the expansive wrap around deck. This reverse pie lot provides privacy, bordered with beautiful mature trees. Fully fenced for the kids and pets to safely play. The den, with easy access to the backyard, could easily be converted into a guest bedroom. The large main level laundry room offers a sink and cabinetry for prewashing and storage. The second floor is a sanctuary for rest and relaxation. The spacious primary bedroom boasts a 4-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide accommodations for the whole family. Downstairs you will find a fully functional mother in law suite. The kitchenette features crisp white cabinetry and stainless steel appliances. Two additional bedrooms and an updated 4-piece bathroom complete this lower level. The large furnace room offers extra storage space. The 24x24 garage provides plenty of indoor parking. There is also room for rear RV parking. Central Air will keep this home comfortable during those warm summer months. Recent updates include fresh paint and a NEW furnace. If you are looking a fantastic location, room for the whole

family, and a huge private backyard ... you have found the one!