



GRASSROOTS
REALTY GROUP

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2 Fern Close Sylvan Lake, Alberta

MLS # A2208312



\$499,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,319 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: none

Welcome to this move-in-ready family home, perfectly situated in a peaceful cul-de-sac within a desirable neighborhood. With 4 bedrooms and 3 bathrooms, this bungalow is designed for both comfort and functionality. The main level boasts a bright and inviting open-concept living room with beautiful hardwood floors and a cozy gas fireplace, flowing seamlessly into the dining area and kitchen—perfect for family gatherings and entertaining. Fresh paint throughout the main floor enhances the home's warmth and charm. Down the hall, you'll find three spacious bedrooms, including a primary suite complete with a 3-piece ensuite, along with a full bathroom for added convenience. The lower level offers a large, bright family room, an additional bedroom, and a brand-new third bathroom. A designated laundry room provides added convenience. Recent upgrades include brand-new shingles, a replaced water heater, the addition of a 3rd bathroom and modern updates throughout. Outside, you'll find a massive fenced yard, ideal for kids, pets, or summer get-togethers. There's even room for RV parking in the rear! Conveniently located close to schools, shopping, and just minutes from the lake, this home offers the perfect blend of quiet living and accessibility.