



GRASSROOTS
REALTY GROUP

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**9 Falcon Ridge Drive
Sylvan Lake, Alberta**

MLS # A2212619



\$539,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,604 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Flat Tile, Rubber
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Crown Molding, Jetted Tub, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

Welcome to this spacious and thoughtfully updated bungalow, offering over 1,600 sq ft of living space above ground plus 1145 SF fully finished basement (total = 2749 sf of finished living area). You'll love the unique layout that includes a BONUS ROOM above the garage—perfect for a home office, playroom, or cozy retreat. The main floor features a bright and functional layout, with a freshly repainted interior, VINYL PLANK flooring, and updated lighting and fixtures. The kitchen features brand new stainless steel APPLIANCES WITH FULL WARRANTY, sleek QUARTZ countertops, and plenty of space for cooking and entertaining. You'll also find a comfortable living room, a dedicated dining area, 3 bedrooms, a full main bathroom, and a generous primary suite complete with a walk-in closet and private ensuite. Downstairs offers even more versatility with FIREPLACE STOVE two additional bedrooms, a third bathroom, a spacious recreation room, and a bonus flex room—ideal for a gym, hobby area, or second living space. Set on a massive nearly 8,000 sq ft lot, the backyard offers easy access DOUBLE DEEP RV PARKING and room to enjoy the outdoors. The double attached garage adds extra convenience, and the 50-year Composite shingles on the roof ensure long-lasting durability. Located in a family-friendly neighborhood with quieter KID SAFE 30KM ZONE street, this home is just steps from two schools and nearby parks, making it the perfect spot for families or anyone looking for space and community.