

# \$499,900 - 2 Fern Close, Sylvan Lake

MLS® #A2208312

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,319 sqft

Residential on 0.17 Acres

Fox Run, Sylvan Lake, Alberta

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.



Built in 1999

### Essential Information

MLS® #	A2208312
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,319
Acres	0.17
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2 Fern Close
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Cul-De-Sac, Lawn

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 2nd, 2025

Days on Market 19

Zoning R1

## Listing Details

Listing Office Royal LePage Network Realty Corp.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.