

# **\$539,900 - 9 Falcon Ridge Drive, Sylvan Lake**

MLS® #A2212619

## **\$539,900**

5 Bedroom, 3.00 Bathroom, 1,604 sqft  
Residential on 0.18 Acres

Fox Run, Sylvan Lake, Alberta

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.

Built in 2001

**Essential Information**

MLS® #	A2212619
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,604
Acres	0.18
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	9 Falcon Ridge Drive
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z2

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Crown Molding, Jetted Tub, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Rubber, Flat Tile
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	23
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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