

\$430,000 - 66 Falcon Crescent, Sylvan Lake

MLS® #A2105056

\$430,000

4 Bedroom, 3.00 Bathroom, 1,327 sqft

Residential on 0.15 Acres

Fox Run, Sylvan Lake, Alberta

Welcome to your new home in the vibrant community of Fox Run where convenience meets comfort in a delightful residential setting. This inviting property, nestled on a generous 56' x 117' lot, boasts a west-facing backyard ideal for enjoying serene evenings or entertaining friends and family. This home features a practical layout with 3 bedrooms and 2 bathrooms on the main floor and includes charming original elements such as quality hardwood floors and a gas fireplace. The large living room enjoys tons of morning sunlight through a large bay window. In the kitchen, loads of cabinets, a large island and a corner pantry, the perfect gathering place for families. The basement offers its own entrance and boasts a large family room, spacious 4th bedroom, storage room, bathroom and a finished laundry room adding to the practicality and value of this well-structured home. The walk-out basement leads to a west facing backyard, with plenty of room for the kids to play and tons of space for gardening and relaxation. There's also a hot tub room to enjoy. Living in Fox Run, positions you in a great neighborhood from a host of amenities and conveniences: Families will appreciate the proximity to Fox Run School and playgrounds. Enjoy leisure and activities at nearby parks and walking trails. This charming property holds the key to a balanced lifestyle, combining the tranquility of a residential neighborhood and only a few blocks from the lake. Whether you're a



growing family or a savvy investor this property offers endless possibilities in an unbeatable location in Sylvan Lake. See it today!

Built in 2001

Essential Information

MLS® #	A2105056
Price	\$430,000
Sold Price	\$434,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,327
Acres	0.15
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	66 Falcon Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S2H3

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s)
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	February 17th, 2024
Days on Market	10
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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