

\$549,900 - 46 Perry Drive, Sylvan Lake

MLS® #A2105206

\$549,900

5 Bedroom, 5.00 Bathroom, 2,341 sqft

Residential on 0.15 Acres

Pierview, Sylvan Lake, Alberta

Step into your DREAM HOME- a magnificent two-story haven with soaring ceilings and an inviting open-concept layout. Boasting 5 bedrooms and 5 bathrooms, this residence has the potential for your perfect vision, with a well-constructed walkout basement. Nestled in the PRIME LOCATION of a tranquil dead-end road, this property offers a beautiful private backyard with a shed and a dedicated fireplace area. Imagine late-night fires with loved ones under the stars. What's more, there are no rear neighbors, just a picturesque backdrop of trees, with convenient back alley access and serene walking paths. The minute you walk into this home you will enjoy the large entry way and open living room space with cozy gas fireplace. Admire the soaring ceilings and beautiful staircase. The main level is nice and open with a big center island and an office with french doors and patio doors that lead you out the good sized deck to enjoy some family BBQ's and take in the view. The dining room and second living room is joined with another gas (see-through) gas fireplace - great space for the whole family to enjoy! The convenient laundry is located on your way to the garage with a coat closet, a sink and a counter so you can fold your clothes! As you make your way upstairs, you'll discover 3 spacious bedrooms. The primary bedroom is a bright and inviting retreat, featuring a generous walk-in closet and a 4-piece ensuite with a spacious jetted tub and a stand-up shower. Venture downstairs and find another 2 great



sized bedrooms, a full 4 pc bathroom and a wide open space for your family to enjoy with a door to step out to your perfect oasis! Other BONUS features with this home include: 24 x 26 GARAGE, Water Softener, Hookup for Hot Tub, In- floor HEAT in the basement, Built-In Speakers, and Underground Sprinklers!! This is your chance to own a home that combines comfort, style, and the potential to make it uniquely yours. Don't miss out on this incredible opportunity!

Built in 2000

Essential Information

MLS® #	A2105206
Price	\$549,900
Sold Price	\$545,400
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,341
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	46 Perry Drive
Subdivision	Pierview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z3

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
Interior	
Interior Features	Built-in Features, Closet O, Jetted Tub, Kitchen Island, M Separate Entrance, Storage for Sound
Appliances	Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer
Heating	Boiler, In Floor, Fireplace(s),
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, See Throu
Has Basement	Yes
Basement	Separate/Exterior Entry, Finis
Exterior	
Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Back Lawn, Garden, Landscaped,
Roof	Cedar Shake
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	February 1st, 2024
Date Sold	March 8th, 2024
Days on Market	36
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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