

\$469,900 - 7 Fern Glade Crescent, Sylvan Lake

MLS® #A2123141

\$469,900

4 Bedroom, 3.00 Bathroom, 1,224 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

ORIGINAL OWNER ~ 4 BED (3 up, 1 down), 3 BATH BI LEVEL ~ OVER 1200 SQ. FT. ABOVE GRADE PLUS A FULLY DEVELOPED WALK OUT BASEMENT ~ HEATED DOUBLE GARAGE ~ NO NEIGHBOURS BEHIND WITH VIEWS OF THE GOLF COURSE ~ Extensively landscaped front yard offers eye catching curb appeal ~ A sun filled foyer with raised ceilings with high ceilings welcomes you ~ Open concept main floor layout complemented by hardwood flooring and vaulted ceilings offers a feeling of spaciousness ~ The living room features a south facing bay window that offers tons of natural light, has a gas fireplace with a niche above and opens to the formal dining space where you can easily host a large family gathering ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, ample counter space, full tile backsplash, walk in pantry, windows above the sink and room for another dining space ~ Garden door access from the kitchen leads to the massive partially covered deck that spans the entire width of the home, has a gas line, aluminum and glass railings for unobstructed views of the backyard and golf course just behind this home, and gated stairs leading to the backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet and 3 piece ensuite ~ 2 additional main floor bedrooms are conveniently located just off the 4 piece bathroom with a laundry closet ~ The fully



finished walkout basement has operational in floor heating and large above grade windows ~ A generous sized L-shaped family room has plenty of space and has French doors leading to the covered poured concrete patio and backyard ~ 4th bedroom is a generous size, has a large closet and access to the crawl space ~ 3 piece basement bathroom is next to the utility room that has additional space for storage and a window offering natural light ~ Heated double attached garage is insulated, finished with painted and textured drywall, has built in shelving, and a man door leading to the backyard ~ The backyard is beautifully landscaped with well established trees (including apple), shrubs and perennials, has a fire pit area and is fully fenced ~ Located in the family friendly Fox Run neighbourhood close to multiple schools, parks and playgrounds with easy access to shopping, Lakeshore Drive and all the other great amenities Sylvan Lake has to offer ~ Pride of ownership is evident in this well cared for home!

Built in 2000

Essential Information

MLS® #	A2123141
Price	\$469,900
Sold Price	\$460,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,224
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	7 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z5

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Off Street, See Remarks

Interior

Interior Features	Bookcases, Closet Organizers, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, See Remarks, Tile
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 15th, 2024
Date Sold	June 12th, 2024
Days on Market	58
Zoning	R1

HOA Fees 0.00

Listing Details

Listing Office Lime Green Realty Inc.

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.