

# \$575,000 - 601 Fox Crescent, Sunbreaker Cove

MLS® #A2130353

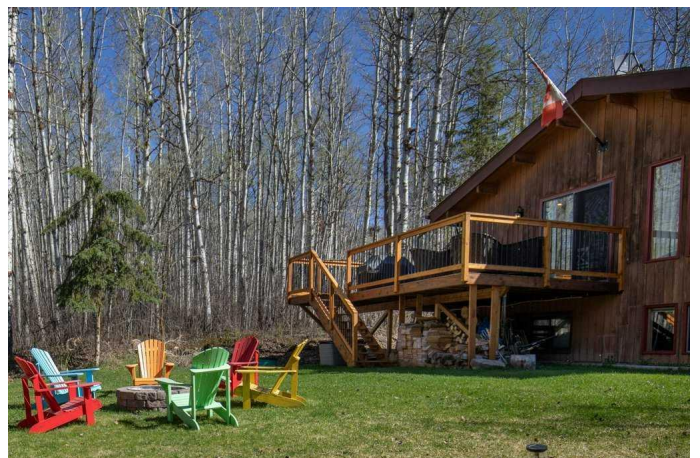
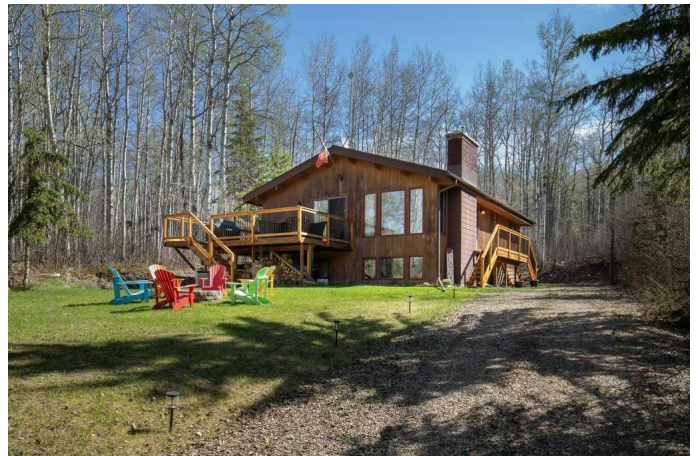
**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,129 sqft

Residential on 0.24 Acres

N/A, Sunbreaker Cove, Alberta

Lake Life is Calling!! This raised RANCH STYLE bungalow is nestled in the sought after Summer Village of Sunbreaker Cove. Perched on a very private 70' x 150' lot amongst mature trees offering peace and privacy. A leisurely stroll brings you to the shores of Sylvan Lake and endless hours of activities. Soak in the charming cottage feel, constructed with cedar walls and open beams. The vaulted ceilings and surrounding windows offer an open feel and welcome the outdoors inside. Cuddle up around the cozy gas fireplace, adorned with a classic brick boarder. The kitchen features plenty of storage and prep space, along with recently replaced appliances, including a gas cook top! Dine inside or step thru the glass sliding doors to enjoy the NEW wrap around cedar deck. Barbecuing will be a breeze with natural gas recently added. The primary bedroom is spacious and boasts a 3-piece ensuite. Two additional bedrooms and a 4-piece bathroom provide accommodations for the whole family. The basement offers a fantastic family room to gather for movie or game nights. Cuddle up and enjoy the cozy comfort of the electric fireplace. An additional bedroom and a 3-piece bathroom, with a NEW glass shower, provide a perfect space for company. Both the furnace and hot water tank were replaced in 2021. Additional upgrades include new linoleum in the kitchen and main bathrooms in 2018, as well as upgraded shingles applied in 2018 that come with a 50 year warranty. This home has been connected



to the Sunbreaker Cove WasteWater system, all equipment and tank were purchased NEW in 2022. This 4-season home sits on a concrete foundation and is fully insulated for year round enjoyment. The backyard features a 2 year old hot tub connected with underground electrical to the house. A large shed offers storage for yard games and equipment. Put your feet up around the firepit on those cooler evenings. There are also 2 separate 50 AMP RV plug-in units in the backyard for camping visitors to access all the power they need. Every detail has been delivered for a fantastic family environment. Imagine the memories to be made at this lovely lake home!

Built in 1980

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2130353    |
| Price          | \$575,000   |
| Sold Price     | \$560,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,129       |
| Acres          | 0.24        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 601 Fox Crescent |
| Subdivision | N/A              |
| City        | Sunbreaker Cove  |
| County      | Lacombe County   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0C0J0  |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 15                                         |
| Parking        | Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | High Ceilings, Natural Woodwork, See Remarks, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                 |
| Heating           | Forced Air                                                       |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Gas                                                              |
| Has Basement      | Yes                                                              |
| Basement          | Finished, Full                                                   |

### Exterior

|                   |                                                                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard, RV Hookup                                                                                                                           |
| Lot Description   | Back Yard, Cleared, Corners Marked, Lake, Front Yard, Lawn, Gentle Sloping, No Neighbours Behind, Landscaped, Many Trees, Private, Rectangular Lot, Secluded, See Remarks |
| Roof              | Asphalt Shingle                                                                                                                                                           |
| Construction      | Mixed, Wood Siding                                                                                                                                                        |
| Foundation        | Poured Concrete                                                                                                                                                           |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2024 |
| Date Sold      | May 24th, 2024 |
| Days on Market | 12             |
| Zoning         | RLA            |
| HOA Fees       | 0.00           |

### Listing Details

|                |                                                  |
|----------------|--------------------------------------------------|
| Listing Office | RE/MAX real estate central alberta - Sylvan Lake |
|----------------|--------------------------------------------------|

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