

\$535,000 - 45 Firdale Court, Sylvan Lake

MLS® #A2145509

\$535,000

5 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.15 Acres

Fox Run, Sylvan Lake, Alberta

Welcome to this stunning 2-storey home located in the vibrant community of Sylvan Lake! As you step inside, you'll immediately notice the exquisite finishes and attention to detail throughout. The main floor boasts new installed vinyl plank flooring, adding a touch of modern elegance. The living room and dining room areas feature vaulted ceilings, creating a spacious and airy atmosphere. On cooler evenings, cozy up by the gas fireplace, creating a warm and inviting ambiance. French doors lead to a partially covered deck, offering the perfect spot to enjoy your morning coffee or entertain guests. The kitchen is a chef's dream, equipped with stainless steel appliances, a convenient pantry, and new quartz countertops. The addition of a Reverse Osmosis system ensures that your water is always clean and pure. Convenience is at its finest with main floor laundry, versatile bedroom/den and a convenient 2-piece bathroom complete the main floor. The primary bedroom awaits on the upper level, complete with a generous walk-in closet and a luxurious newly renovated 3-piece ensuite. Two additional bedrooms and a well-appointed 4-piece bathroom all upstairs provide ample space for family or guests. The fully finished basement offers endless possibilities. Enjoy a spacious rec room for family gatherings or create a dedicated games room for entertainment. A 3-piece bathroom, a 5th bedroom, and a storage area make this the ultimate getaway space for your teens or



in-laws! Step outside onto the large deck and included gazebo, the perfect setting for outdoor relaxation. The deck leads to a rejuvenating hot tub, providing the ultimate in relaxation and tranquility. The fully fenced yard offers privacy and security, with a large gravelled area and back alley access, making it ideal for RV parking. One of the highlights of this property is the lack of neighbors behind and easy access to Sylvan Lake's picturesque walking trail system, perfect for nature lovers and outdoor enthusiasts. 10 minute walk to schools, and a gorgeous 30 minute walk to the beach! Don't miss the opportunity to call this beautifully finished home yours. Experience the best of Sylvan Lake living in this exceptional property!

Built in 2005

Essential Information

MLS® #	A2145509
Price	\$535,000
Sold Price	\$530,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,589
Acres	0.15
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	45 Firdale Court
Subdivision	Fox Run
City	Sylvan Lake

County	Red Deer County
Province	Alberta
Postal Code	T4S 2M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Crown Molding, French Door, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Gazebo, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 28th, 2024
Date Sold	July 3rd, 2024
Days on Market	5
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Masters
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