

\$499,900 - 17 Falcon Ridge Drive, Sylvan Lake

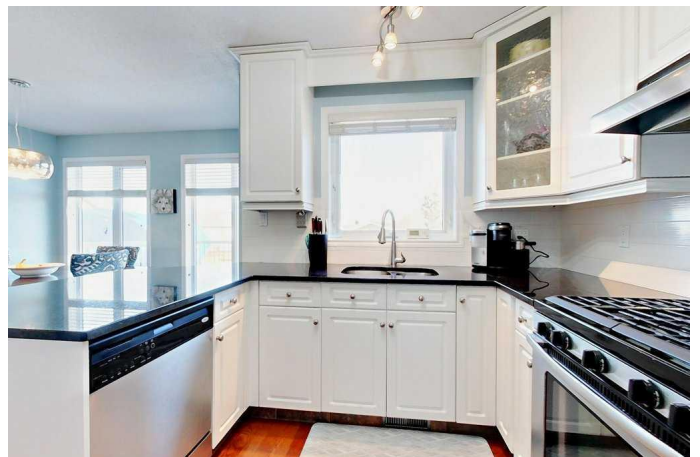
MLS® #A2167699

\$499,900

5 Bedroom, 4.00 Bathroom, 1,702 sqft
Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

ABSOLUTELY STUNNING 5 BED/4 BATH AND OFFICE, 2 STOREY WITH DOUBLE ATTACHED GARAGE. This 5 bedroom/4 bathroom property is in a spectacular location, across from the greenspace of the middle school. This 1702 sqft plus fully finished basement, shows beautifully with every area built with the highest quality! The main level boasts a fantastic living room with gas fireplace, custom cabinetry, large windows throughout for tons of natural light, and engineered hardwood flooring. The beautiful kitchen boasts loads of custom cabinets, granite counter tops, tiled backsplash, stainless steel appliances, and a corner pantry. It overlooks a large dining room and entrance to the office with custom cabinets (could be an extra bedroom, if needed). The main bathroom, main floor laundry, extra storage, and entrance foyer finish this level off. Head upstairs to 3 bedrooms, full bathroom, and an amazing master bedroom with huge walk in closet, and a beautiful ensuite bathroom with corner soaker tub and stand up shower. The fully finished basement has two more bedrooms, large bathroom, family room and extra storage. The attached double garage finished and is perfect for the family vehicles and toys. The large yard has a good sized deck overlooking the fully fenced and landscaped backyard with underground sprinkler's and gravel pad for RV parking. Enjoy the A/C, nice curb appeal with aggregate driveway & front porch. . Shingles



and carpet upstairs done in '16. Across from the school greenspace and close to Sylvan Lake Gulls Stadium, both main highways, and town walking paths.

Built in 2001

Essential Information

MLS® #	A2167699
Price	\$499,900
Sold Price	\$499,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,702
Acres	0.16
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	17 Falcon Ridge Drive
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2H3

Amenities

Parking Spaces	6
Parking	Double Garage Attached, Gravel Driveway, Insulated, RV Access/Parking

Interior

Interior Features	Closet Organizers, Granite Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 21st, 2024
Date Sold	October 5th, 2024
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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