

# \$475,000 - 58 Perry Drive, Sylvan Lake

MLS® #A2170992

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,469 sqft

Residential on 0.15 Acres

Pierview, Sylvan Lake, Alberta

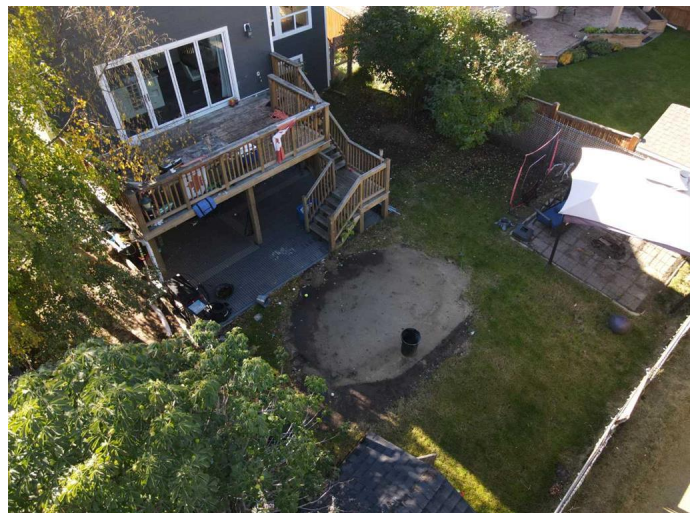
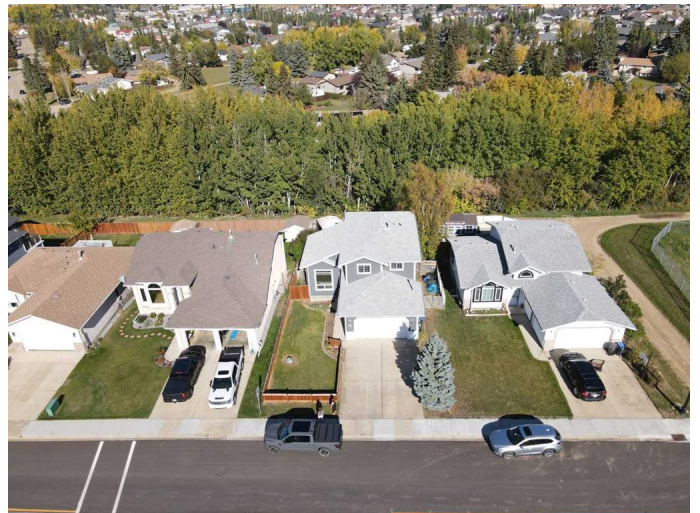
This impressive 1.5 storey home has undergone a complete transformation with modern upgrades that you'd expect to see in a show home. The exterior boasts striking Hardy board siding and newer windows, enhancing both curb appeal and energy efficiency. While some TLC is needed, this property is priced to allow for instant equity growth with a little effort.

Step inside to discover a dream kitchen outfitted for the gourmet chef! Featuring top-of-the-line appliances, including wall ovens, a built-in coffee maker, a toaster oven, and a microwave, all seamlessly integrated into the design. The oversized fridge and gorgeous marble countertops elevate the space, making it perfect for entertaining or family gatherings.

Enjoy direct access to the outdoors through the beautiful European-style patio doors, leading to a generously sized deck complete with gas hookups—ideal for summer barbecues!

Ascend the stylish glass-railing staircase to the upper level, where you'll find three spacious bedrooms. The primary bedroom is a true retreat, featuring a luxurious custom marble shower, dual sinks, and a sizable walk-through closet.

The fully finished walkout basement includes a third full bathroom with another custom shower, a rough-in for a wet bar, and a large entertainment area—perfect for movie nights or gatherings. There's also a bonus space



that could easily be transformed into a fourth bedroom or home office.

Additional highlights include a covered lower deck, epoxy flooring in the garage, and a large backyard with alley access and mature trees beyond for added privacy. With a few finishing touches, this home offers an incredible opportunity to create your ideal family haven.

Built in 1996

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2170992          |
| Price          | \$475,000         |
| Sold Price     | \$470,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,469             |
| Acres          | 0.15              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Sold              |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 58 Perry Drive  |
| Subdivision | Pierview        |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1W3         |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island |
| Appliances        | Other                                           |
| Heating           | Forced Air, In Floor Roughed-In                 |
| Cooling           | None                                            |
| Fireplace         | Yes                                             |
| # of Fireplaces   | 1                                               |
| Fireplaces        | Gas                                             |
| Has Basement      | Yes                                             |
| Basement          | Separate/Exterior Entry, Full, Walk-Out         |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | BBQ gas line                    |
| Lot Description   | Back Yard, Few Trees, Back Lane |
| Roof              | Asphalt Shingle, Tile           |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 4th, 2024  |
| Date Sold      | October 24th, 2024 |
| Days on Market | 20                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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