

\$549,999 - 15 Fawn Close, Sylvan Lake

MLS® #A2188176

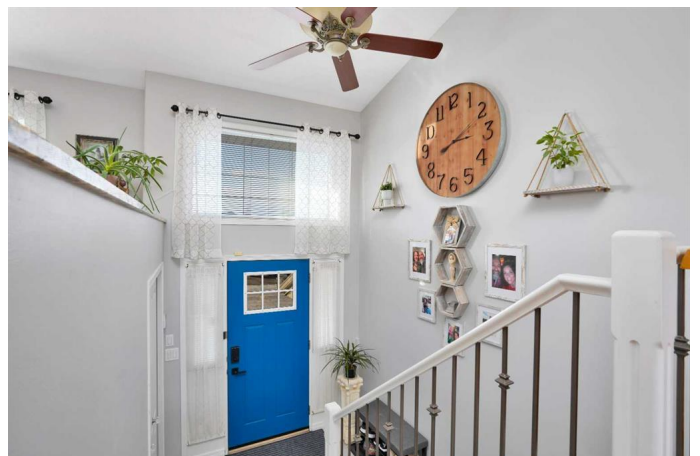
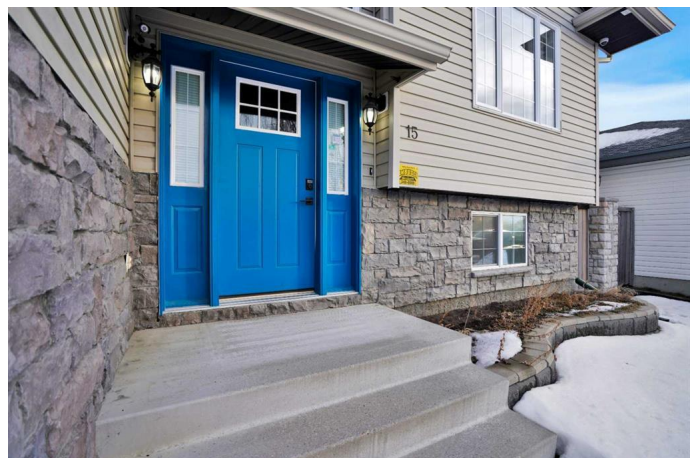
\$549,999

4 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Welcome to this BEAUTIFUL - FULLY DEVELOPED - FOUR BEDROOM - MODIFIED BI LEVEL with double attached garage. As soon as you drive up to this spectacular home you will be instantly impressed with it's curb appeal. Upon entering you will find a nice bright and spacious entry, leading to a formal living room with gas fireplace and a stunning open concept kitchen & dining room with vaulted ceilings. The kitchen has an enormous island with breakfast bar seating, stainless steel appliances, high end counter tops & tile. There is an area in the dining room that can be used as a liquor or coffee bar leaving you more room in the kitchen for other appliances. The main floor features 3 bedrooms up (the owners use 1 bedroom currently as a laundry room/walk in closet, there are laundry hook ups downstairs in the bathroom as well, so this could easily be changed into a 3 bedroom). Main floor also has a 4 piece bathroom and the Primary Suite has a 4 piece ensuite included. The master is a nice size and has a garden door to the back deck. Downstairs you will find a spacious and comfy family room with underfloor heat, a large 4th bedroom & a 4 piece bathroom with laundry hook ups. The attached garage features a tiled floor with underfloor heat, hot & cold running water and room to park two vehicles. The landscaped back yard is very spacious with RV parking and a RV plug for power. The cedar & stone column fence surrounding the property is one of kind & very



unique. It features an approx. 20 foot rolling section to allow for easy access when parking an RV or Boat. Every fence column is also equipped with lighting. There is a large partially covered back deck, salt water hot tub, green house, shed, and a bar area for entertaining. This home has it all (including central air for the hot summer months & underground sprinklers in the front.) The perfect family home awaits you.

Built in 2001

Essential Information

MLS® #	A2188176
Price	\$549,999
Sold Price	\$540,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,351
Acres	0.16
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	15 Fawn Close
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1X4

Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking, RV Gated

Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, BBQ gas line, Garden, Private Yard, RV Hookup
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Landscaped, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 17th, 2025
Date Sold	February 17th, 2025
Days on Market	31
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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