

# \$549,900 - 9 Filbert Close, Sylvan Lake

MLS® #A2192885

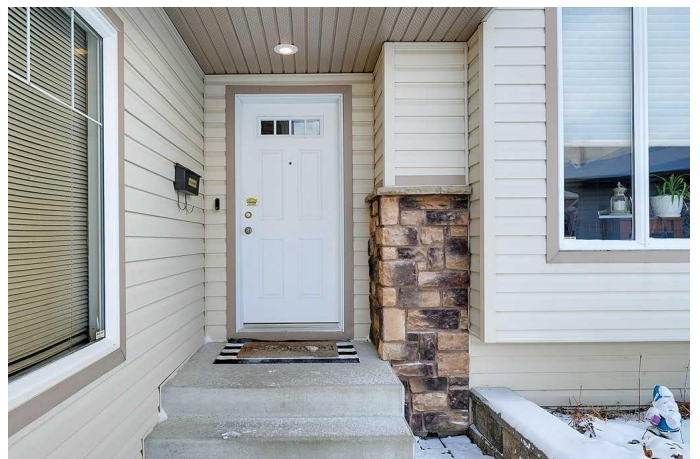
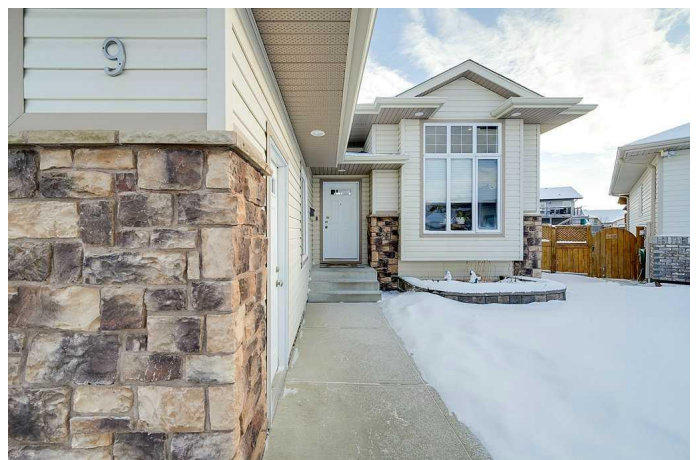
**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,239 sqft

Residential on 0.20 Acres

Fox Run, Sylvan Lake, Alberta

This beautifully updated bi-level home is truly captivating and boasts numerous enhancements. Nestled on a spacious pie-shaped lot in a tranquil cul-de-sac, the property is fully landscaped and features an impressive two-tiered deck, each measuring 18' x 12', perfect for outdoor entertaining. The kitchen is a chef's delight, showcasing rich dark wood cabinetry and top-of-the-line stainless steel appliances, including a gas stove, side-by-side refrigerator with ice and water dispenser, dishwasher, and stylish recessed lighting. Abundant natural light pours in through the south-facing windows and the door leading to the upper deck, ideal for barbecuing. The mid-level living room is a cozy retreat with a gas fireplace framed by stone and glass doors, complemented by elegant hardwood floors beneath a soaring vaulted ceiling. Upstairs, you'll find two bedrooms along with a den that can easily be converted back to a third bedroom before closing if desired by the buyer. The master suite features a walk-in closet and a convenient three-piece ensuite bathroom. The lower level boasts an open family room with an exercise space, which can also be transformed into a fifth bedroom if needed. Upgrades include new shingles installed in 2022, in-floor heating, a water softener, central vacuum system, and central air conditioning, all of which contribute to the home's exceptional quality and make it feel like new. This is an opportunity you won't want to overlook!



Built in 2004

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2192885    |
| Price          | \$549,900   |
| Sold Price     | \$538,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,239       |
| Acres          | 0.20        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 9 Filbert Close |
| Subdivision | Fox Run         |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2L2         |

## Amenities

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

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Storage                              |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Gas Stove, Washer/Dryer |
| Heating           | In Floor, Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                           |
| Fireplace         | Yes                                                                   |
| # of Fireplaces   | 1                                                                     |
| Fireplaces        | Gas, Living Room                                                      |
| Has Basement      | Yes                                                                   |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Landscaped, Pie Shaped Lot  
Roof                      Asphalt Shingle  
Construction          Concrete, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              February 6th, 2025  
Date Sold                February 8th, 2025  
Days on Market        2  
Zoning                    R1  
HOA Fees                0.00

**Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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