

# \$499,900 - 2 Fern Close, Sylvan Lake

MLS® #A2208312

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,319 sqft

Residential on 0.17 Acres

Fox Run, Sylvan Lake, Alberta

Welcome to this move-in-ready family home, perfectly situated in a peaceful cul-de-sac within a desirable neighborhood. With 4 bedrooms and 3 bathrooms, this bungalow is designed for both comfort and functionality.

The main level boasts a bright and inviting open-concept living room with beautiful hardwood floors and a cozy gas fireplace, flowing seamlessly into the dining area and kitchen—perfect for family gatherings and entertaining. Fresh paint throughout the main floor enhances the home's warmth and charm. Down the hall, you'll find three spacious bedrooms, including a primary suite complete with a 3-piece ensuite, along with a full bathroom for added convenience.

The lower level offers a large, bright family room, an additional bedroom, and a brand-new third bathroom. A designated laundry room provides added convenience.

Recent upgrades include brand-new shingles, a replaced water heater, the addition of a 3rd bathroom and modern updates throughout.

Outside, you'll find a massive fenced yard, ideal for kids, pets, or summer get-togethers. There's even room for RV parking in the rear! Conveniently located close to schools, shopping, and just minutes from the lake, this home offers the perfect blend of quiet living and accessibility.



Built in 1999

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2208312    |
| Price          | \$499,900   |
| Sold Price     | \$495,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,319       |
| Acres          | 0.17        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2 Fern Close    |
| Subdivision | Fox Run         |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1Y5         |

## Amenities

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

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                         |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Dryer, Garage Control(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas                                                                                    |
| Has Basement      | Yes                                                                                    |

Basement                      Finished, Full

**Exterior**

Exterior Features      None  
Lot Description        Cul-De-Sac, Back Lane, Back Yard, Lawn  
Roof                      Asphalt Shingle  
Construction          Brick, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 2nd, 2025  
Date Sold                May 10th, 2025  
Days on Market        37  
Zoning                    R1  
HOA Fees                0.00

**Listing Details**

Listing Office            Royal LePage Network Realty Corp.

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