

# \$499,999 - 75 Fern Glade Crescent, Sylvan Lake

MLS® #A2214340

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

This beautifully maintained 4-bedroom, 3-bath home combines comfort, functionality, and a fantastic location. Step inside to a bright, open-concept main floor with soaring vaulted ceilings and a cozy gas fireplace—perfect for both relaxing evenings and entertaining guests.

Enjoy the convenience of main floor laundry, along with two generously sized bedrooms and two full bathrooms. Comfort is guaranteed year-round with central air conditioning to keep things cool on hot summer days.

Downstairs, the fully finished basement offers even more space with two additional bedrooms, a full bath, a wet bar, and a built-in bar fridge—ideal for hosting. One basement bedroom is currently set up as a home office, but the layout can easily be adjusted to add closets in both rooms.

Outside, you™ll love the attached heated double garage, a 10' x 16' insulated shed with power (perfect as a workshop or for extra storage), and a beautifully landscaped yard with mature trees.

Additional perks include RV parking off the back alley and a prime location on a quiet street—just a short walk to downtown, the lake, and the beach.

Built in 1999

## Essential Information



MLS® #	A2214340
Price	\$499,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,254
Acres	0.16
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	75 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1Z5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier
Heating	Fireplace(s), Natural Gas, Mid Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	20
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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