

# \$575,000 - 15 Pritchard Close, Sylvan Lake

MLS® #A2248989

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.15 Acres

Pierview, Sylvan Lake, Alberta

UPDATED FAMILY HOME | RENOVATED KITCHEN | A/C | FINISHED BASEMENT WITH IN-FLOOR HEAT ~ Welcome to this spacious and stylish two-storey home located in the desirable, family-friendly neighbourhood of Pierview in Sylvan Lake. This well-maintained property offers over 2,500 sq ft of total living space, a double attached garage, and a fully fenced yard—making it ideal for growing families. ~ Significant upgrades include; fully renovated kitchen (2023), air conditioning - furnace - hot water tank (2018). The eavestroughs & gutters are brand new (2025). The roof isn't brand new but still in great condition, PLUS there is NO POLY-B plumbing! Other updates in 2025 include; new dishwasher and kitchen faucet, basement paint refresh, updated bathrooms with paint - faucets - mirrors - lighting - shower hardware. ~ Step inside to soaring vaulted ceilings and an abundance of natural light that fills the main living area. Hardwood floors flow throughout, and a cozy freestanding fireplace adds warmth to the sunlit living room. The main level features a fully renovated kitchen with quartz countertops, tile backsplash, island with eating bar, and stainless steel appliances. Adjacent to the kitchen, the breakfast nook and family room with a gas fireplace create a perfect space for family connection. ~ Upstairs, the oversized primary bedroom includes a huge walk-in closet and a 4-piece ensuite. Two additional large bedrooms share a full 4-piece bathroom. ~ The fully finished



basement offers a large rec room, a 4th bedroom with a cheater door to the 3-piece bathroom, and cozy underfloor heating. ~ Outside, enjoy a landscaped, fully fenced backyard with mature trees, patio space, and a deckâ€”perfect for entertaining or relaxing. ~ Located close to schools, playgrounds, shopping, golf, and easy access to downtown Sylvan Lake, this home blends space, comfort, and updatesâ€”all in a highly sought after neighborhood.

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248989    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.15        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 15 Pritchard Close |
| Subdivision | Pierview           |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S 1W3            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Dining Room

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Landscaped, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 15th, 2025

Days on Market 12

Zoning R1

## Listing Details

Listing Office CIR Realty

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