

# \$475,000 - 13 Fern Glade Crescent, Sylvan Lake

MLS® #A2232216

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Nestled in the picturesque Fox Run of Sylvan Lake, this charming bungalow exudes warmth and comfort. With a double attached garage, it features two main floor bedrooms and a well-appointed main bathroom, Primary bedroom will accommodate a king suit, w/walk in closet & 3pc ensuite. Making it ideal for a small family or those looking to downsize. The open concept floor plan creates a seamless flow throughout the living spaces, perfect for easy entertaining and family gatherings. The large kitchen is a chef's dream, offering a convenient line of sight over the dining and living areas, complemented by a spacious corner pantry, abundant cupboards, and generous counter space, including a central island that invites culinary creativity. This delightful residence is a wonderful blend of functionality and charm, complete with rear RV parking and a storage shed for added convenience. Enjoy summer nights on partial rest deck of morning coffees on the front veranda

Built in 2000

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2232216  |
| Price      | \$475,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 1,242       |
| Acres          | 0.16        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Fern Glade Crescent |
| Subdivision | Fox Run                |
| City        | Sylvan Lake            |
| County      | Red Deer County        |
| Province    | Alberta                |
| Postal Code | T4S1Z5                 |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Attached, Front Drive, RV Access/Parking |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer                                   |
| Heating           | Forced Air                                                                                           |
| Cooling           | None                                                                                                 |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full, Unfinished                                                                                     |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Storage                                            |
| Lot Description   | Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                              |
| Construction      | Mixed                                                        |
| Foundation        | Poured Concrete                                              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 18th, 2025 |
|-------------|-----------------|

|                |    |
|----------------|----|
| Days on Market | 50 |
| Zoning         | R1 |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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