$574,900 - 9 Fern Glade Crescent, Sylvan Lake

MLS® #A2214102

$574,900

4 Bedroom, 3.00 Bathroom, 1,176 sqft
Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Welcome to this beautifully maintained 1,176 square foot bi-level home located in the desirable Fox Run subdivision of Sylvan Lake. Perfectly situated near schools, parks, golf courses, and just minutes from the lake, this property offers both convenience and lifestyle. The exterior boasts fantastic curb appeal with mature trees, professional landscaping, a large fenced backyard, and RV parking with 35 ft pad and a 30-amp hookup. A double attached garage, extended paved driveway that fits up to 3 cars, providing ample parking for all your needs. Enjoy outdoor living with a large dura deck featuring white railings, a built-in Arctic Spa hot tub, and a covered patio perfect for entertaining in any season. There's also a large under-deck storage area with lighting and electrical, offering practical space for tools, seasonal items, or hobbies. Inside, you'll find an open-concept layout enhanced by vaulted ceilings, rich hardwood and tiled floors, and central air conditioning for year-round comfort. The bright white kitchen features quartz countertops, a pantry, and an eating bar that flows seamlessly into the main living space. The primary bedroom includes a walk-in closet and a private 3-piece ensuite. Also on the main floor are an additional bedroom, a laundry room, (could be converted back to 3rd bedroom) and a full 4-piece bathroom. The fully finished lower level offers a generous family room with a cozy gas fireplace, two more bedrooms, and another 4-piece bathroom. With its own separate

entrance and easy access to the backyard and covered patio, the lower level offers great potential for extended family living or a future suite. Additional features include a large utility room and convenient under-stair storage. To top it all off, the home includes a brand new 13.4 kw solar system with 34 solar panels, activated in December. This high-efficiency system drastically reduces energy costsâ€"the system is set up to offset approximately 85% of the current owners electricity usage. This home truly checks all the boxes for comfortable, energy-efficient, and versatile living in a welcoming lakeside community.

Built in 2000

Essential Information

MLS® #	A2214102
Price	$574,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,176
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	9 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R1

Listing Details

| Listing Office | Royal Lepage Network Realty Corp. |