



1 Pell Close
Sylvan Lake, Alberta

MLS # A2309405



\$520,000

Division:	Pierview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,305 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Blinds, Firewood Box with Firewood, Planter Boxes, Gazebo

Welcome to 1 Pell Close. Located in a quiet close on a spacious corner lot in Sylvan Lake, this inviting bi-level home offers exceptional space, thoughtful updates, and a backyard designed for enjoying every season. With 4 bedrooms, 3 bathrooms, and a family-friendly layout, this property is ideal for growing families or anyone looking for comfort and convenience close to parks, schools, restaurants, and shopping. Step inside to a spacious entryway that opens into a bright and inviting living room featuring soaring floor-to-ceiling windows, high ceilings, and a cozy gas fireplace. The kitchen has been thoughtfully updated with new countertops, sink, and faucet, along with newer appliances, and flows seamlessly into the sunny dining area. Just off the dining space, you’ll find the convenient main floor laundry room with direct access to the back deck. The main floor offers two bedrooms, including a generous primary retreat complete with new vinyl plank flooring, a walk-in closet, full ensuite, and sliding doors leading to the backyard deck. Downstairs, the fully finished basement features two additional bedrooms, a den, a full bathroom, new ceiling tiles, and a large crawl space providing exceptional storage. Outside, the fully fenced backyard is a private oasis with a large gazebo, planter boxes, raspberry bushes, lilac trees, and plenty of room to relax or entertain. Additional highlights include an attached double garage, new furnace, shingles replaced in 2022, central vacuum, water softener, and custom blinds in the kitchen, guest bedroom, and primary bathroom. This move-in ready home checks all the boxes for comfortable family living in a fantastic location.