



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**7 Firdale Close
Sylvan Lake, Alberta**

MLS # A2310848



\$469,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: STOVE, FRIDGE, DISHWASHER, MICRO HOOD FAN, WASHER, DRYER

Find this hidden gem tucked away on a beautiful close in the sought-after community of Fox Run, backing onto green space and just steps from parks, walking trails, and biking paths. This charming bi-level offers the perfect blend of comfort, functionality, and lifestyle. The bright open-concept floor plan welcomes you with an abundance of natural light and a functional kitchen featuring brand-new stainless steel appliances, ample cabinetry, and generous counter space. The spacious primary suite includes double closets and a private ensuite, while two additional bedrooms offer cozy window seats—perfect for reading, relaxing, or extra toy storage. Recent updates include fresh interior paint, newer carpeting, a newer roof, updated lighting, and brand-new stainless steel appliances, making this home truly move-in ready. A large laundry room adds to the home's convenience and functionality. The undeveloped lower level provides endless possibilities and is ready for your personal touch, with plenty of space to accommodate two additional bedrooms, a bathroom, and a spacious family room. Situated on a desirable lot backing onto green space, this home offers both privacy and room to grow. Located in the beautiful town of Sylvan Lake, you'll enjoy a four-season lifestyle with boating, fishing, swimming, golfing, quadding, hiking, and countless recreational opportunities just minutes from your doorstep. More than just a home, this is a lifestyle your family will love.