



13 Firdale Road
Sylvan Lake, Alberta

MLS # A2312001



\$499,000

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|------------------|--|---------------|-------------------|
| Division: | Fox Run | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,061 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|-------------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Laminate, Linoleum | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | Cable Connected, Electricity Connected, Natural Gas |
| Features: | High Ceilings, Kitchen Island | | |

Inclusions: BBQ, SHED, 2 RAIN BARRELS

Perfect starter or retirement home with a heated double attached garage and a two-tiered deck [2024], 4 bedrooms and 3 four-piece baths in Fox Run subdivision in Sylvan Lake close to schools, parks, trails. The back yard has room for a detached double garage, R/V or boat storage. The finished basement offers the 4th bedroom, a 4-piece bath, family room with electric fireplace [2020], and laundry room. Major updates include shingles [2020], kitchen cabinets, island and appliances [2020], new A/C, furnace water softener and hot water tank [2020], new window glass [2024].