



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**8 Fir Close
Sylvan Lake, Alberta**

MLS # A2324692



\$679,900

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,847 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Heated Garage, Insulated,		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Garden		

Heating:	Central, In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, French Door, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows, Wet Bar		
Inclusions:	Hot Tub, above ground pool and equipment are Negotiable. Central Vacuum and any attachments are AS/IS, owner has never used them		

Room to grow, space to play, and memories waiting to be made — this is the home your family has been looking for. Set on a quiet close just minutes from the lake, this spacious two-storey offers 5 bedrooms, 3.5 bathrooms, and 1,846 sq ft of comfortable living space designed with busy families in mind. Whether it's morning routines or movie nights, there's room for everyone to spread out. The heart of the home features a well-appointed kitchen with maple cabinetry and granite countertops — plenty of counter space for lunches, homework, and everything in between. Upgraded fixtures and finishes throughout mean you can move in and enjoy without the weekend project list. When summer arrives, the backyard truly comes alive. The above-ground pool and hot tub make it the neighbourhood gathering spot, while RV parking and two storage sheds keep all the bikes, gear, and seasonal equipment organized and out of the way. Cozy up year-round with in-floor heating in the garage, basement, and ensuite, plus central air conditioning for those warm Alberta summers. The wet bar and open entertaining spaces make hosting family and friends effortless. Big-ticket updates are already handled — new shingles (2024), a new hot water tank, new appliances, and a double attached garage to round out everything a growing family needs. All this, just a short drive to schools, the beach, and everything Sylvan Lake has to offer. This is the one. Come see it for yourself!