



GRASSROOTS
REALTY GROUP

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**19 Fenwood Close
Sylvan Lake, Alberta**

MLS # A2326341



\$425,000

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,291 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, S		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer/Dryer

Welcome to this beautifully renovated 4-bedroom two-storey in the heart of Sylvan Lake, perfectly positioned close to the lake, parks, schools, shopping, and walking trails. This home shines with new flooring throughout, fresh paint, and all new appliances, offering a modern, move-in-ready feel. The bright south-facing backyard features a deck, storage shed, parking pad, and back alley access, (room to build a garage) making it ideal for outdoor living. Up front, enjoy the charm of a new porch, while the 2023 roof adds peace of mind for years to come. A fantastic blend of location, updates, and functionality — this is Sylvan Lake living at its best.