



GRASSROOTS
REALTY GROUP

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25 Fulmar
Sylvan Lake, Alberta

MLS # A2329293



\$650,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,801 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Irregular Lot, Landscaping		

Heating:	In Floor, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: -

Welcome to this one-of-a-kind custom built home situated on a pie lot. Just seven minutes drive to the lake. This home was fully renovated only three years ago from quartz countertops, solid oak cabinetry, luxury vinyl plank flooring, energy efficient LED lighting and with many other upgrades. New shingles/roofing was done seven years ago. Heated floors in the garage and basement suite. Gas line is running through sunroom making it possible to add a natural gas fireplace. Currently upper and lower suites are both occupied with leases up to the end of October or 2026. Upstairs has three bedrooms and two bathrooms. Master bedroom has his and hers closets as well as a walk-in closet. En suite has a Jacuzzi tub. Basement suite is two bedroom, one bath with additional parking for tenants, back concrete space 22 x 30. Also works well for smaller RV or boat parking. This is a great opportunity for investors to bring over \$4000 a month in rental income. The home can easily be converted into a five bedroom, three bath home for a growing family. Ideally a multigenerational family would make this a perfect place to live, with a fully fenced yard, raised garden beds and large stamped concrete pad, for summer outdoor living. There are two water tanks, a 40 and a 50, for the need of a large family. Attached is an oversized double garage with overhead storage and shelving, including a one of a kind bar and office area. This home has so much to offer and is a must see gem.