



GRASSROOTS
REALTY GROUP

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**8 Pritchard Close
Sylvan Lake, Alberta**

MLS # A2332503



\$599,900

Division:	Pierview		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,358 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscap		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Pantry, See Remarks, Stone Counters, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Water Softener, All Window Coverings, Shed, Garage Door Opener & Remote(s), Central Vac & Attachments

Backing onto green space with a playground and walking trails, this beautifully maintained family home offers the perfect combination of privacy, updates, and an unbeatable Pierview location. Situated on a quiet cul-de-sac and just a short walk to Steffie Woima Elementary School, this 4-bedroom, 3-bathroom home is designed for comfortable family living. The bright main floor features vaulted ceilings, large windows, and a sunken living room with a cozy gas fireplace. The spacious kitchen is well appointed with quartz countertops, stainless steel appliances, a centre island, pantry, ample cabinetry, and an induction stove, making it ideal for both everyday living and entertaining. Recent upgrades throughout the home include newer vinyl siding, newer flooring, a newer furnace, central air conditioning, a new rear deck with modern glass railing, an RV parking pad, and a beautiful firepit area. The upper level offers three generous bedrooms, including a spacious primary suite and private 3-piece ensuite, plus an additional 4-piece bathroom. The fully developed basement adds even more living space with a large family room featuring in-floor heat, a fourth bedroom, a 3-piece bathroom, laundry room, and additional storage. Step outside to enjoy the sunny south-facing backyard overlooking the treed green space. The fully fenced yard offers direct access to walking trails, back alley access, RV parking, and plenty of room for the whole family to enjoy. The heated double attached garage with built-in shelving provides excellent storage and workspace. Located close to parks, schools, shopping, and all the amenities Sylvan Lake has to offer, this move-in-ready home combines thoughtful updates with an exceptional location.