



GRASSROOTS
REALTY GROUP

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27 Fenwood Close
Sylvan Lake, Alberta

MLS # A2350805



\$425,000

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,427 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows

Inclusions: fireplace, armoire in downstairs bedroom, hot tub

Welcome to this beautiful fully finished 2 story home! Located in a quiet close in Fox Run, with a green space across the road, and Fox Run School on the next block over. Stepping inside you will be welcomed with an open concept living room and kitchen, with a half bathroom down the hall. Upstairs there are 3 bedrooms, 1 bathroom, and an ensuite just off of the primary. Head on downstairs to the recreation room, fourth bedroom, another bathroom, utility room, and a separate storage space. The private backyard oasis boasts a large deck/pergola, hot tub (with a soft water tap for filling), landscaping, apple tree's, decorative pear tree, choke cherry bush, rhubarb, raspberries, strawberries and flowers. All appliances are just 1 year old! Additional perks include a water softener, natural gas hookup on the deck, water hookup in the closet on the main floor, power in the shed, computer/water line hook ups for an underground sprinkler, and last but not least the fibre optic has already been placed and grass repaired out front!