



GRASSROOTS
REALTY GROUP

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17 Fulmar
Sylvan Lake, Alberta

MLS # A2352920

\$639,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,335 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Fully renovated and ready for you to move in. This 5 bed, 3 bath home in Fox Run is bright, stylish, and updated from top to bottom. The open main living area is full of natural light. The kitchen stands out with deep charcoal cabinets, gold hardware, white counters, stainless appliances, and modern pendant lights. The big island is all storage, plus you get a closet pantry and under cabinet lighting. Step out from the dining area onto the glass-railed deck. The living room has a large bay window and a cozy fireplace. New wide-plank flooring laid in a herringbone-style pattern runs throughout the home. Every bedroom has its own feature wall. The primary bedroom is roomy, with its own ensuite and a second fireplace. The bathrooms are refreshed with shiplap, wainscoting, and black fixtures. Laundry sits behind closed doors with cabinets above. Downstairs, the family room is bright with large windows and walkout to the backyard. Behind the walls: high efficiency furnace, tankless hot water, water softener, air conditioning, insulated subfloor, and a heated double garage. Outside, the fenced yard is immaculate. Enjoy the lighted deck, the patio below, and RV parking.