

# \$475,000 - 13 Fern Glade Crescent, Sylvan Lake

MLS® #A2232216

**\$475,000**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Nestled in the picturesque Fox Run of Sylvan Lake, this charming bungalow exudes warmth and comfort. With a double attached garage, it features two main floor bedrooms and a well-appointed main bathroom, Primary bedroom will accommodate a king suit, w/walk in closet & 3pc ensuite. Making it ideal for a small family or those looking to downsize. The open concept floor plan creates a seamless flow throughout the living spaces, perfect for easy entertaining and family gatherings. The large kitchen is a chef's dream, offering a convenient line of sight over the dining and living areas, complemented by a spacious corner pantry, abundant cupboards, and generous counter space, including a central island that invites culinary creativity. This delightful residence is a wonderful blend of functionality and charm, complete with rear RV parking and a storage shed for added convenience. Enjoy summer nights on partial rest deck of morning coffees on the front veranda

Built in 2000

## Essential Information

MLS® #	A2232216
Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,242
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1Z5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Front Drive, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
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Days on Market 69

Zoning R1

## **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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