

# \$499,999 - 75 Fern Glade Crescent, Sylvan Lake

MLS® #A2214340

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,254 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

This beautifully maintained 4-bedroom, 3-bath home combines comfort, functionality, and a fantastic location. Step inside to a bright, open-concept main floor with soaring vaulted ceilings and a cozy gas fireplace—perfect for both relaxing evenings and entertaining guests.

Enjoy the convenience of main floor laundry, along with two generously sized bedrooms and two full bathrooms. Comfort is guaranteed year-round with central air conditioning to keep things cool on hot summer days.

Downstairs, the fully finished basement offers even more space with two additional bedrooms, a full bath, a wet bar, and a built-in bar fridge—ideal for hosting. One basement bedroom is currently set up as a home office, but the layout can easily be adjusted to add closets in both rooms.

Outside, you™ll love the attached heated double garage, a 10' x 16' insulated shed with power (perfect as a workshop or for extra storage), and a beautifully landscaped yard with mature trees.

Additional perks include RV parking off the back alley and a prime location on a quiet street—just a short walk to downtown, the lake, and the beach.

Built in 1999

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2214340    |
| Price          | \$499,999   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,254       |
| Acres          | 0.16        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 75 Fern Glade Crescent |
| Subdivision | Fox Run                |
| City        | Sylvan Lake            |
| County      | Red Deer County        |
| Province    | Alberta                |
| Postal Code | T4S1Z5                 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Wet Bar  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Water Purifier |
| Heating           | Fireplace(s), Natural Gas, Mid Efficiency  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Storage                                  |
| Lot Description   | Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                               |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 12               |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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