

# \$539,900 - 66 Fulmar Close, Sylvan Lake

---

MLS® #A2229984

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.14 Acres

Fox Run, Sylvan Lake, Alberta

Beautiful 4-Bedroom Bi-Level with Walkout Basement & Entertainer's Dream Yard!

Welcome to this impeccably maintained 4-bedroom, 3-bathroom bi-level home that offers the perfect blend of space, function, and versatility. With a fully developed walkout basement and second kitchen, this property is ideal for large families or those who love to host and entertain.

Step inside to discover a bright, open main floor with spacious living and dining areas, a well-appointed kitchen, and three generous bedrooms, including a primary suite with ensuite. The lower level features a full second kitchen, a large fourth bedroom, full bathroom, and its own walkout entrance—perfect for live-in adults or extended family.

Outside, the backyard is an entertainer's paradise, complete with expansive upper and lower decks and direct yard access from both levels. Whether you're hosting summer BBQs or enjoying quiet evenings, this outdoor space is designed for making memories.

To top it all off, this home is clean, move-in ready, and located just a short walk from Fox Run School, making it a perfect choice for families with school-aged children.

Don't miss your chance to own a home that offers space, flexibility, and an incredible



lifestyle both inside and out!

Built in 2003

### Essential Information

MLS® #	A2229984
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,240
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	66 Fulmar Close
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Central, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

**Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 11th, 2025
Days on Market	16
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.