

4 Firdale Close Sylvan Lake, Alberta

MLS # A2227371



\$499,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Alley Access, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbors		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Stove, Refrigerator, Microwave, Dishwasher, Washer/Dryer

One Owner Home - Well-Maintained Bi-Level with Double Garage & RV Parking This spacious and well-cared-for bi-level home in a quiet cul-de-sac offers comfort, functionality, and modern updates. Built in 2003, the home features an in-floor heated garage with 240-volt plug, perfect for a workshop or electric vehicle charging. Inside, the main level offers 2 bedrooms including a primary suite with a 3-piece ensuite. The main bathroom features a jetted tub, and laundry is conveniently located in the hall closet. Enjoy granite countertops in the kitchen, a cozy fireplace in the living room, and garden doors leading to a covered deck, ideal for year-round enjoyment. The basement is warmed by in-floor heating (also in the garage) and includes 2 additional bedrooms (note: one without a closet), a full bathroom, and a spacious storage room. Additional highlights: New hot water tank (Dec 2024), Furnace recently cleaned, RV parking with easy access via park space behind, RPR (Real Property Report) on order.