

**36 Fenwood Close**  
**Sylvan Lake, Alberta**

**MLS # A2238282**



**\$449,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,065 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Few Tree		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** gazebo

Welcome to this well-maintained home nestled in an established neighborhood on a desirable corner lot that backs onto green space. Step into your own private oasis—whether you're relaxing under the gazebo on lazy summer afternoons or enjoying cozy evenings around the cobblestone firepit, the beautifully landscaped yard filled with vibrant flowers sets the scene for unforgettable outdoor living and entertaining. Inside, a welcoming split-entry design leads into an open-concept layout enhanced by vaulted ceilings that add both space and charm. The efficient step-saver kitchen is thoughtfully designed with ample counter space, upgraded appliances, and plenty of storage—perfect for everyday living and hosting guests. The expansive living room offers a more formal setting with space to gather and unwind. The king-sized primary bedroom is a peaceful retreat, featuring a cheater-style ensuite that also functions as the main bathroom. A second main-floor bedroom makes an ideal home office or guest room. Downstairs, the stylish open staircase leads to a warm, inviting family room anchored by a stunning fireplace—perfect for chilly winter nights. You'll also find a versatile flex space ideal for a games area, home office, or children's play zone. Two additional generously sized bedrooms and a full 4-piece bathroom complete the lower level. Additional features include Insulated and drywalled garage with its own electrical panel, Extra Street parking, New hot water tank (2023), New carpet downstairs, Shingles replaced approx. 3 years ago. Don't miss the opportunity to view this home and experience all that it has to offer!