

**5 Fenwood Close
Sylvan Lake, Alberta**

MLS # A2200882



\$388,400

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,033 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry		

Inclusions: BBQ, Lawnmower

New Roof as of Wednesday April 30, 2025. Located just steps from the school, this well-maintained bi-level home is perfect for families looking for convenience and community. Sylvan Lake is known for its friendly atmosphere, great amenities, and year-round activities, making it a fantastic place to call home. This move-in-ready home features a bright and functional layout with 3 bedrooms upstairs and 2 more in the fully developed basement. The primary bedroom includes a cheater door to the main bathroom for added convenience. The spacious kitchen offers plenty of cabinets, counter space, and a pantry, while the open-concept great room features a cozy gas fireplace and flows seamlessly into the dining area. From here, step out onto the deck and enjoy the beautifully kept backyard—perfect for kids, pets, and outdoor entertaining. The lower level is filled with natural light thanks to its large windows and offers two additional bedrooms, a 3-piece bathroom, and a dedicated laundry room. Outside, the yard is in excellent condition, providing ample space for play and future additions, including a garage. With its unbeatable location, outstanding condition, and access to all that Sylvan Lake has to offer, this home is a must-see!