

# \$524,900 - 34 Fern Glade Crescent, Sylvan Lake

MLS® #A2208679

**\$524,900**

5 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Stunning 5-Bedroom, 3-Bathroom Bi-level attached oversized double garage with numerous additional features. Air conditioning, in-floor heat(basement, foyer, kitchen), an ensuite, 2 walk-in closets, pantry in the kitchen, gas fireplace in the living room, full length 3 tiered deck which is partially covered, brick fire pit area, large yard, RV parking plus a heated garage with plenty of storage room(overhead as well). Entering the home you will find a spacious tiled entryway, engineered hardwood floors throughout the main floor, a well designed kitchen with stainless steel appliances and a pantry. The dining room has a unique nook and patio doors leading out to the covered portion of the deck. The 3 bedrooms up plus 2 baths(ensuite in master) are ideal for a young or growing family. The master also has a walk-in closet and door leading outside to the deck. Downstairs has an additional 2 bedrooms(1 with a walk-in closet) and fully tiled shower. The original builders added many alcoves and niches to make this home a little more unique. Don't forget there is a extra large yard, with a fire pit patio, partially covered 3 tier deck, RV parking(great space for another garage or garden), completely fenced, a shed and a removable dog run for a small to medium sized dog. Located on a quiet crescent, close to Fox Run and Mother Teresa Schools nearby, parks & playgrounds, plus quick access to downtown and all of Sylvan Lake's amenities.



Built in 2000

### **Essential Information**

MLS® #	A2208679
Price	\$524,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	34 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	2 Percent Realty Advantage
----------------	----------------------------

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.