

# \$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	9
Zoning	R1

### **Listing Details**

Listing Office	2 Percent Realty Advantage
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