

# \$489,900 - 13 Fern Glade Crescent, Sylvan Lake

MLS® #A2232216

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Nestled in the picturesque Fox Run of Sylvan Lake, this charming bungalow exudes warmth and comfort. With a double attached garage, it features two main floor bedrooms and a well-appointed main bathroom, Primary bedroom will accommodate a king suit, w/walk in closet & 3pc ensuite. Making it ideal for a small family or those looking to downsize. The open concept floor plan creates a seamless flow throughout the living spaces, perfect for easy entertaining and family gatherings. The large kitchen is a chef's dream, offering a convenient line of sight over the dining and living areas, complemented by a spacious corner pantry, abundant cupboards, and generous counter space, including a central island that invites culinary creativity. This delightful residence is a wonderful blend of functionality and charm, complete with rear RV parking and a storage shed for added convenience. Enjoy summer nights on partial rest deck of morning coffees on the front veranda

Built in 2000

## Essential Information

MLS® #	A2232216
Price	\$489,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,242
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	13 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1Z5

### Amenities

Parking Spaces	2
Parking	Double Garage Attached, Front Drive, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	June 18th, 2025
-------------	-----------------

Days on Market 22

Zoning R1

## **Listing Details**

Listing Office Royal LePage Network Realty Corp.

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.