13 Fern Glade Crescent
Sylvan Lake, Alberta

MLS # A2232216

$455,000

Division:	Fox Run
Type:	Residential/House
Style:	Bungalow

Size:	1,242 sq.ft.	**Age:**	2000 (25 yrs old)
Beds:	2	**Baths:**	2

Garage:	Double Garage Attached, Front Drive, RV Access/Parking
Lot Size:	0.16 Acre
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Low Maintenance Landscape

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Mixed	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: .

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,