

13 Fawn Close  
Sylvan Lake, Alberta

MLS # A2286499



**\$459,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fox Run                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | Bi-Level                                                                     |               |                   |
| <b>Size:</b>     | 1,078 sq.ft.                                                                 | <b>Age:</b>   | 1998 (28 yrs old) |
| <b>Beds:</b>     | 3                                                                            | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Faces Front                |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cul-De-Sac, Interior Lot, Landscaped, Street |               |                   |

|                    |                                       |                   |    |
|--------------------|---------------------------------------|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                       | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -  |

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to this beautifully updated, move-in ready home tucked away on a quiet cul-de-sac in one of Sylvan Lake's most convenient locations. Thoughtfully upgraded throughout, this property offers peace of mind with major improvements already completed, including a new hot water tank, furnace, air conditioner, fresh paint and newer asphalt shingles. Just a stone's throw from the Sylvan trail system and only minutes to the lake, schools, shopping, and everyday amenities, this home delivers the perfect balance of lifestyle and convenience. Step outside to a backyard designed for both entertaining and recreation with landscaping complete &mdash; ideal for hosting friends and family, with the added bonus of rear alley access. Inside, you'll love the kitchen equipped with newer appliances, finished basement, open floor plan, and attached garage making this home truly turn-key ready. A fantastic opportunity to own a well-maintained, updated home in an unbeatable location!