

# \$449,900 - 22 Firdale Drive, Sylvan Lake

MLS® #A2214432

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,258 sqft

Residential on 0.14 Acres

Fox Run, Sylvan Lake, Alberta

Great location for this family Bungalow close to schools. Walk in to the open open concept, vaulted ceilings bright main living area. Feature fireplace in the living room, french doors to the massive rear deck. Down the hall you will find the primary bedroom with ensuite, second bedroom and main bathroom. Laundry room will lead you out to attached garage. The basement is finished with an oversized bedroom, recreation area and bathroom. Large fenced rear yard is made for entertaining.

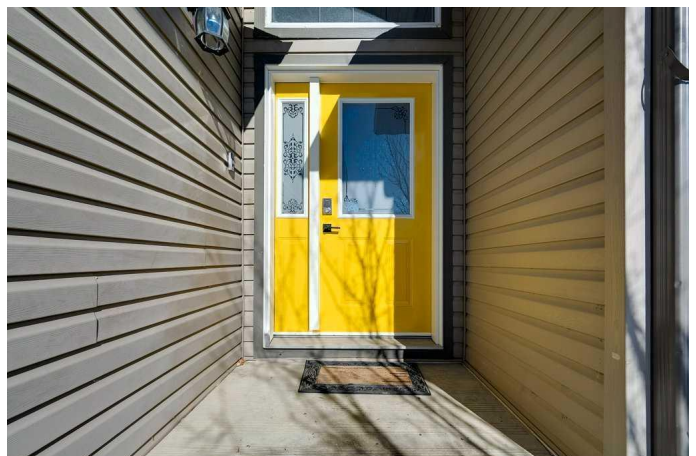
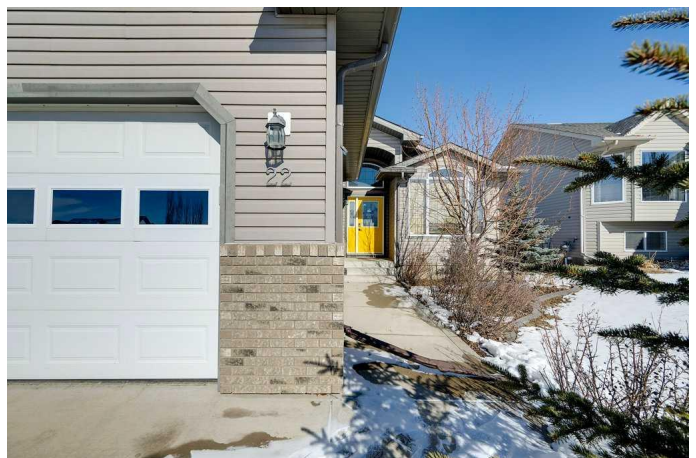
Built in 2004

## Essential Information

MLS® #	A2214432
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,258
Acres	0.14
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address 22 Firdale Drive



Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L2

### Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Microwave, Refrigerator, Stove(s)
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
Days on Market	10
Zoning	R1

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
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