

\$550,000 - 56 Perry Drive, Sylvan Lake

MLS® #A2241030

\$550,000

6 Bedroom, 3.00 Bathroom, 1,270 sqft

Residential on 0.14 Acres

Pierview, Sylvan Lake, Alberta

Welcome to 56 Perry Drive, a truly exceptional 4-level split found in the highly sought-after Pierview subdivision of Sylvan Lake. Perfectly positioned in a beautiful, family-oriented neighborhood, this property offers direct access to walking trails and is close to all the amenities ideal for active families. Step inside the spacious entry that sets the tone for this inviting home. The main level unfolds into a large, comfortable family room, leading seamlessly into the well-appointed kitchen. Here, you'll discover an abundance of cabinets and generous counter space, making meal preparation a breeze. A convenient deck door provides direct access to a large deck, perfect for outdoor entertaining. The good-sized backyard, thoughtfully designed for practicality, offers extra parking or RV parking. Adding to its appeal, the property sides onto a green space and boasts a treed area directly behind, enhancing privacy and connecting to the community walking path. The upper level is home to three generously sized bedrooms and a well-appointed main bathroom. The primary bedroom is a true retreat, featuring ample space, a walk-in closet, and a luxurious ensuite complete with a jetted tub – your personal oasis! Descend to the third level and discover a large family room, cozy with a gas fireplace, perfect for movie nights or quiet relaxation. This level also includes another spacious bedroom and a full bathroom, along with a dedicated laundry room offering convenient extra storage space. The fourth



and final level provides even more living options with two additional bedrooms (or bedroom and recreation room) and ample storage throughout, offering flexibility for growing families or home office needs, offering approximately 2393 square feet of total living space. This home has been meticulously cared for and boasts a list of significant updates, ensuring a move-in ready experience. Recent updates include; In 2024 all-new windows were installed by Oriole Windows and Doors and a shed on the side of the house. In 2023 new appliances (other than the fridge/freezer on 3rd level). Other updates that were done by previous owners include; vinyl plank flooring, some lighting fixtures, paint, some updated faucets, hot water tank and AC unit.

Built in 1996

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2241030 |
| Price | \$550,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,270 |
| Acres | 0.14 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 56 Perry Drive |
| Subdivision | Pierview |
| City | Sylvan Lake |
| County | Red Deer County |

| | |
|-------------|---------|
| Province | Alberta |
| Postal Code | T4S 1W3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 5 |
| Parking | Double Garage Attached, RV Access/Parking, Boat |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------|
| Interior Features | Vaulted Ceiling(s) |
| Appliances | Other |
| Heating | Fireplace(s), Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Lane, Backs on to Park/Green Space, No Neighbours Behind |
| Roof | Asphalt |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 17th, 2025 |
| Days on Market | 1 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
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