



46 Meadowview Close Sylvan Lake Alberta

\$399,000

Welcome to this well-kept 4-level split home located in a quiet close in Sylvan Lake, close to Fox Run School and Meadowview Park. The main level offers a comfortable living room and bright updated kitchen with newer appliances. The three bedrooms, and a full bathroom, along with a 2-piece ensuite complete the upper level. The lower levels with a separate entrance, provide additional living space complete with a family room featuring a cozy gas fireplace, and full kitchen. The lowest level include another bedroom, laundry/utility room, and full bathroom. This home offers plenty of flexibility for guests or extended family. A number of improvements have been completed, including new windows on the upper floors, a new sliding door, updated lighting, and updated blinds. A new furnace was installed in 2022 and HWT in 2017. The roof is under 10 years old as well. Gardeners delight with a massive rear deck that overlooks the landscaped and fenced yard and provides a pleasant spot to enjoy the outdoors. The yard features a wonderful variety of mature fruit trees and berry bushes, including an apple tree, two plum trees, cherry trees, Saskatoon berries, a Nanking cherry bush, and raspberries. A double detached garage provides convenient parking and additional storage. Set in a peaceful neighbourhood close to the school, park, playground, and Sylvan Lake amenities, this home offers a comfortable layout with plenty of outdoor appeal. (id:6769)

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 9.25 Ft x 13.58 Ft

Primary Bedroom 12.00 Ft x 12.00 Ft

4pc Bathroom Measurements not available

Bedroom 13.67 Ft x 10.67 Ft

Furnace 11.17 Ft x 9.25 Ft

Kitchen 15.58 Ft x 7.50 Ft

Recreational, Games room 16.67 Ft x 16.67 Ft

Storage 3.83 Ft x 9.42 Ft

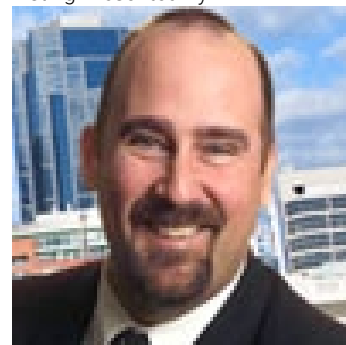
Dining room 9.33 Ft x 10.25 Ft

Kitchen 8.25 Ft x 10.25 Ft

Living room 14.83 Ft x 15.17 Ft

Bedroom 9.67 Ft x 13.58 Ft

Listing Presented By:



Originally Listed by:
Royal LePage Network Realty Corp.

<http://www.jacquifletcher.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca