\$540,000 - 11 Falcon Ridge Drive, Sylvan Lake

MLS® #A2268373

\$540,000

5 Bedroom, 3.00 Bathroom, 1,273 sqft Residential on 0.18 Acres

Fox Run, Sylvan Lake, Alberta

This 5-bedroom, 3-bathroom bungalow is bright, modern, and ready for quick possession. The main floor features vaulted ceilings, large windows, a cozy gas fireplace, and a gorgeous kitchen with granite countertops, island, gas stove, and pantry. Convenient main floor laundry with newer washer/dryer and sink, plus 3 bedrooms including a primary suite with walk-in closet and private ensuite. Located in a highly desired area of Fox Run and close to the school, you can even watch the kids walk to class!

The fully finished lower level is perfect for entertaining with a granite wet bar, 2 beverage fridges, spacious rec room, 2 large bedrooms, and full bath. Fresh paint in the past 2 years and large windows keep it bright and welcoming. Outside enjoy a large fenced yard with RV parking, shed, dog run with garage access, and plenty of space for family living. **New A/C unit, Northside shingles just replaced and South side done within past few years. Home furnishings all from Urban Barn are negotiable and sold separately.



Essential Information

MLS® # A2268373 Price \$540,000







Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,273

Acres 0.18

Year Built 2001

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 11 Falcon Ridge Drive

Subdivision Fox Run

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 1Z2

Amenities

Parking Spaces 4

Parking Double Garage Attached, Driveway, RV Access/Parking

of Garages 2

Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home,

Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl

Windows, Walk-In Closet(s), Wet Bar, Bidet, Central Vacuum

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Stove, Microwave Hood Fan, Washer/Dryer, Window Coverings, Water

Softener

Heating Forced Air, In Floor Roughed-In

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard, Dog Run

Lot Description Back Lane, Back Yard, City Lot, Lawn, Dog Run Fenced In, Level

Roof Asphalt Shingle

Construction Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed November 2nd, 2025

Days on Market 1

Zoning R1

Listing Details

Listing Office Royal LePage Network Realty Corp.

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