

# \$499,000 - 18 Fawn Close, Sylvan Lake

MLS® #A2208614

**\$499,000**

5 Bedroom, 3.00 Bathroom, 1,261 sqft  
Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

Spacious Bi-Level on an Oversized Lot with Walkout Basement â€” 5 Bedrooms, 3 Bathrooms! This well-maintained home offers room to grow with over 2,500 sq ft of developed living space. The bright and inviting living room features vaulted ceilings, hardwood floors, and a cozy gas fireplace. The large kitchen is perfect for any home chef, complete with a center island, corner pantry, and newer appliances. The oversized dining area is ideal for hosting family and friends. Three bedrooms are located on the main floor, including the spacious primary suite with a walk-in closet and private ensuite. The fully developed walkout basement expands your living options with a rec room, a family room, two additional bedrooms (no closets), a 3-piece bath, and laundry room. You'll appreciate the abundance of storage space both inside and out, plus comfort features like in-floor heating, central vac, and water softener. Recent updates include a new furnace, one new H2O tank, and shingles (replaced within the last two years). Step outside and fall in love with the beautifully landscaped backyard featuring an oversized deck with built-in storage, a stunning flower garden with retaining wall, firepit area, patio space, and RV parking with gates. The newer fencing on three sides adds privacy and peace of mind. Located in a mature neighborhood close to the lake and amenities, this home offers incredible potential â€” whether you're accommodating older kids, looking to create a suite, or welcoming



short-term roommates. Don't wait â€“ homes like this are rare and move fast!

Built in 1998

### Essential Information

MLS® #	A2208614
Price	\$499,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,261
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	18 Fawn Close
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1X4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Fire Pit, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R1

### **Listing Details**

Listing Office	Coldwell Banker Ontrack Realty
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