

\$539,900 - 9 Falcon Ridge Drive, Sylvan Lake

MLS® #A2212619

\$539,900

5 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.18 Acres

Fox Run, Sylvan Lake, Alberta

Welcome to this spacious and thoughtfully updated bungalow, offering over 1,600 sq ft of living space above ground plus 1145 SF fully finished basement (total = 2749 sf of finished living area). You'll love the unique layout that includes a BONUS ROOM above the garage—perfect for a home office, playroom, or cozy retreat.

The main floor features a bright and functional layout, with a freshly repainted interior, VINYL PLANK flooring, and updated lighting and fixtures. The kitchen features brand new stainless steel APPLIANCES WITH FULL WARRANTY, sleek QUARTZ countertops, and plenty of space for cooking and entertaining. You'll also find a comfortable living room, a dedicated dining area, 3 bedrooms, a full main bathroom, and a generous primary suite complete with a walk-in closet and private ensuite.

Downstairs offers even more versatility with FIREPLACE STOVE two additional bedrooms, a third bathroom, a spacious recreation room, and a bonus flex room—ideal for a gym, hobby area, or second living space.

Set on a massive nearly 8,000 sq ft lot, the backyard offers easy access DOUBLE DEEP RV PARKING and room to enjoy the outdoors. The double attached garage adds extra convenience, and the 50-year Composite shingles on the roof ensure long-lasting durability.

Located in a family-friendly neighborhood with quieter KID SAFE 30KM ZONE street, this



home is just steps from two schools and nearby parks, making it the perfect spot for families or anyone looking for space and community.

Built in 2001

Essential Information

MLS® #	A2212619
Price	\$539,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,604
Acres	0.18
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	9 Falcon Ridge Drive
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z2

Amenities

Parking Spaces	2
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Central Vacuum, Jetted Tub, Quartz Counters, Crown Molding
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Flat Tile, Rubber
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	16
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.