

# \$450,000 - 56 Fenwood Close, Sylvan Lake

MLS® #A2215602

## \$450,000

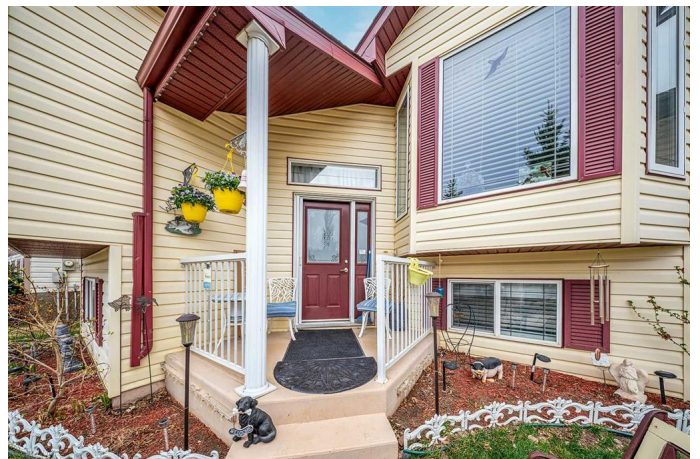
4 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.10 Acres

Fox Run, Sylvan Lake, Alberta

A MUST SEE on Fenwood Close in Sylvan Lake!! Discover the perfect blend of comfort and convenience in this 4 bedroom, 2 bathroom home, nestled in a quiet cul-de-sac in Fox Run. As a one-owner property, it has been meticulously maintained and boasts upgrades that cater to both the growing family and the handy man!

The main floor features 2 bedrooms, 1 bathroom, a beautiful kitchen/dining area, and a door out to the large, maintenance free, vinyl covered deck, overlooking the Fox Run field! This lower level boasts a spacious living area, large laundry room with loads of cabinetry, 2 more bedrooms and another 4pc bathroom. One of the bedrooms is plumbed for a kitchen as well for those of you that may have a friend or family member wanting to stay! The lower level walk-out also features in-floor heating, perfect for those chilly winter days, and it extends into a closed-in 3-season room (almost 300 sq.ft.!), offering a great spot to relax with the coffee or play games with the kids! It is also wired for a future hot tub, too! If you love a workshop or garage with lots of storage, this one will do it! The large 28x28 heated (with in-floor heat) garage will not dissappoint and is loaded with 45 feet of cabinets and counter space along with a 20ft wide overhead door and upgraded insulation. #56 Fenwood Close is a true credit to the owners that have taken such good care of this home, and whoever purchases it will enjoy it for many more years to come!



Built in 2002

### Essential Information

MLS® #	A2215602
Price	\$450,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	56 Fenwood Close
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, See Remarks, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Stove, Microwave, Washer/Dryer, Window Coverings, Built-In Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped
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Roof	Shingle
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Construction	Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	August 27th, 2025
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Zoning	R5
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## Listing Details

Listing Office	KIC Realty
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