

\$499,900 - 16 Parson Drive, Sylvan Lake

MLS® #A2260977

\$499,900

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Residential on 0.16 Acres

Pierview, Sylvan Lake, Alberta

Seize the chance to own this exceptional family residence situated in the sought-after Pierview community of Sylvan Lake. Just a short stroll away from parks and schools, this charming home offers everything your family needs. The spacious living room boasts elegant hardwood floors and flows seamlessly into a chef's dream kitchen, complete with generous counter and cabinet space, stunning quartz countertops, and modern stainless steel appliances.

Step down into the expansive family room, where you'll find a cozy gas fireplace and direct access to the backyard. The upper level features a sizable master bedroom with a walk-in closet and a convenient three-piece ensuite bath, along with two additional well-proportioned bedrooms and a full four-piece bathroom.

The third level, in addition to the large family room, includes a fourth bedroom and another three-piece bathroom, as well as a laundry area. The basement offers a versatile recreation/flex room, perfect for family movie nights or as a playroom for the kids.

The fully fenced and beautifully landscaped yard is a true oasis, featuring a two-tiered deck with plenty of space for barbecuing and unwinding, plus ample room for children to play. There's also a large storage shed for your bikes and outdoor toys. This property has



undergone numerous upgrades over the years, including new shingles, hot water tank and Poly B replacement in 2021, along with many enhancements to flooring, paint, and lighting. This home is in turnkey condition and ready for you to move in.

Built in 1994

Essential Information

MLS® #	A2260977
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,807
Acres	0.16
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	16 Parson Drive
Subdivision	Pierview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K4

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 30th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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