

# \$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.

Built in 2001

## 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 | 2                  |
| Zoning         | R1                 |

**Listing Details**

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

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