

# \$549,900 - 43 Fulmar Close, Sylvan Lake

MLS® #A2211151

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.15 Acres

Fox Run, Sylvan Lake, Alberta

Beautifully Updated Bungalow Backing onto Green Space!

This spacious 4 bedroom, 3 bathroom bungalow offers a perfect blend of modern upgrades and comfort. Inside, you'll love the fresh paint, all new flooring—including cozy carpet and stylish vinyl plank—and the comfort of central A/C. Thoughtful touches like automatic blinds and a modern security system add convenience and peace of mind. The fully developed basement is perfect for entertaining, featuring in-floor heat and a wet bar. Major updates in 2019 included a new hot water tank, water softener, and shingles. The open concept layout is ideal for family life and hosting guests!

Step outside to enjoy the newly enlarged deck, low-maintenance cement edging, and brand new rubber pavement—perfect for outdoor living. The exterior of the home is enhanced with built-in LED lighting, adding style, security, and year-round curb appeal. The heated garage is a dream with in-floor heating and a 220V plug-in for your tools or EV charger.

Best of all, the property backs onto a scenic green space with walking trails—offering the perfect balance of privacy and nature.

Built in 2004

## Essential Information

MLS® #

A2211151



Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,370
Acres	0.15
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	43 Fulmar Close
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K7

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden
Lot Description	Landscaped, Standard Shaped Lot

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	4
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
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