

# \$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 | 21               |
| Zoning         | R1               |

## Listing Details

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

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