

# \$549,900 - 15 Pritchard Close, Sylvan Lake

MLS® #A2266878

**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.15 Acres

Pierview, Sylvan Lake, Alberta

UPDATED FAMILY HOME | RENOVATED KITCHEN | A/C | FINISHED BASEMENT WITH IN-FLOOR HEAT ~ Welcome to this spacious and stylish two-storey home located in the desirable, family-friendly neighbourhood of Pierview in Sylvan Lake. This well-maintained property offers over 2,500 sq ft of total living space, a double attached garage, and a fully fenced yard—making it ideal for growing families. ~ Significant upgrades include; fully renovated kitchen (2023), air conditioning - furnace - hot water tank (2018). The eavestroughs & gutters are brand new (2025). The roof isn't brand new but still in great condition, PLUS there is NO POLY-B plumbing! Other updates in 2025 include; new dishwasher and kitchen faucet, basement paint refresh, updated bathrooms with paint - faucets - mirrors - lighting - shower hardware. ~ Step inside to soaring vaulted ceilings and an abundance of natural light that fills the main living area. Hardwood floors flow throughout, and a cozy freestanding fireplace adds warmth to the sunlit living room. The main level features a fully renovated kitchen with quartz countertops, tile backsplash, island with eating bar, and stainless steel appliances. Adjacent to the kitchen, the breakfast nook and family room with a gas fireplace create a perfect space for family connection. ~ Upstairs, the oversized primary bedroom includes a huge walk-in closet and a 4-piece ensuite. Two additional large bedrooms share a full 4-piece bathroom. ~ The fully finished



basement offers a large rec room, a 4th bedroom with a cheater door to the 3-piece bathroom, and cozy underfloor heating. ~ Outside, enjoy a landscaped, fully fenced backyard with mature trees, patio space, and a deckâ€”perfect for entertaining or relaxing. ~ Located close to schools, playgrounds, shopping, golf, and easy access to downtown Sylvan Lake, this home blends space, comfort, and updatesâ€”all in a highly sought after neighborhood.

Built in 1998

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2266878    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,804       |
| Acres          | 0.15        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15 Pritchard Close |
| Subdivision | Pierview           |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S 1W3            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

## Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) |
| Appliances        | See Remarks                                                                               |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | Central Air                                                                               |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Dining Room, Gas                                                                          |
| Has Basement      | Yes                                                                                       |
| Basement          | Full                                                                                      |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Private |
| Roof              | Asphalt Shingle                            |
| Construction      | Wood Frame                                 |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 27th, 2025 |
| Days on Market | 4                  |
| Zoning         | R1                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.