

\$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	4
Zoning	R1

Listing Details

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

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.