

**16 Parson Drive**  
**Sylvan Lake, Alberta**

**MLS # A2260977**



# \$499,900

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Pierview               |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | 2 Storey Split         |               |                   |
| <b>Size:</b>     | 1,807 sq.ft.           | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Landscaped             |               |                   |

|                    |                                                                  |                   |    |
|--------------------|------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Vinyl                                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                             | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                                       | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters |                   |    |

**Inclusions:** N/A

Seize the chance to own this exceptional family residence situated in the sought-after Pierview community of Sylvan Lake. Just a short stroll away from parks and schools, this charming home offers everything your family needs. The spacious living room boasts elegant hardwood floors and flows seamlessly into a chef's dream kitchen, complete with generous counter and cabinet space, stunning quartz countertops, and modern stainless steel appliances. Step down into the expansive family room, where you'll find a cozy gas fireplace and direct access to the backyard. The upper level features a sizable master bedroom with a walk-in closet and a convenient three-piece en suite bath, along with two additional well-proportioned bedrooms and a full four-piece bathroom. The third level, in addition to the large family room, includes a fourth bedroom and another three-piece bathroom, as well as a laundry area. The basement offers a versatile recreation/flex room, perfect for family movie nights or as a playroom for the kids. The fully fenced and beautifully landscaped yard is a true oasis, featuring a two-tiered deck with plenty of space for barbecuing and unwinding, plus ample room for children to play. There's also a large storage shed for your bikes and outdoor toys. This property has undergone numerous upgrades over the years, including new shingles, hot water tank and Poly B replacement in 2021, along with many enhancements to flooring, paint, and lighting. This home is in turnkey condition and ready for you to move in.