

## 2 Pritchard Close Sylvan Lake, Alberta

**MLS # A2245793**



# \$549,900

<b>Division:</b>	Pierview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,784 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** Second Fridge

5-Bedroom Home in Pierview Estates. This 2-storey, 5-bedroom residence offers spacious comfort and an abundance of natural light. Step into a beautiful living room and dining area, both adorned with hardwood floors. The cozy family room features a gas fireplace. Upstairs, you'll find 3 spacious bedrooms, including a primary suite with a private ensuite, plus a guest bathroom. The main floor includes a convenient 1/2 bath for guests. The fully finished basement boasts a living room, 2 additional bedrooms, and a 3-piece bathroom, ideal for guests or extended family. It also includes central vac, AC, water softener, double car garage and is steps away from one of Sylvan Lake's beautiful bike paths. Outside, enjoy mature landscaping in a serene, private yard. Located just minutes from schools, the lake and beaches, and shopping, not to mention the convenience of easy access to the city of Red Deer. This home is located in a peaceful and quiet cul de sac in Pierview Estates!