

## 15 Pritchard Close Sylvan Lake, Alberta

**MLS # A2248989**



# \$589,900

<b>Division:</b>	Pierview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<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>	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WINDOW COVERINGS -ALL, AC, GARAGE DOOR OPENER & CONTROL, WASHER, DRYER, GARDEN SHED, TRAMPOLINE

**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 deck—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 updates&mdash;all in a highly sought after neighborhood.