

# \$479,999 - 16 Cottonwood Court, Sylvan Lake

MLS® #A2210542

**\$479,999**

3 Bedroom, 3.00 Bathroom, 1,343 sqft

Residential on 0.16 Acres

Cottonwood, Sylvan Lake, Alberta

**ABSOLUTELY PERFECT BUNGALOW WITH OVERSIZED ATTACHED GARAGE!** This 1343 sqft plus fully finished bungalow is perfect for all Buyer's needs. Large enough for your growing family or nicely setup for the retired couple (with every room wheelchair accessible, ramp, and walk in jacuzzi tub). Enjoy the open design with upgrades throughout, including custom blinds, newer carpet, lino, hot water tank, furnace, and a/c. The living room boasts tons of natural light and a natural gas fireplace. Huge kitchen includes custom cabinets with pull out drawers, all appliances, and spacious dining area. 2 bedrooms including the master with ensuite and triple closet. The extra bedroom and full bathroom are perfect for guests or family. The large basement is fully finished with a huge family room, extra bedroom, and full bathroom. Tons of storage, space for games (shuffleboard included) and all water lines have been upgraded to PEX. New hot water tank in 2023. Attached, super sized garage is fully finished with speckled floor. Enjoy the fully landscaped yard with oversized deck, and finished fence. Quiet area close to schools and walking trails.

Built in 1993

## Essential Information

MLS® # A2210542

Price \$479,999



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,343
Acres	0.16
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	16 Cottonwood Court
Subdivision	Cottonwood
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1H2

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad, Concrete Driveway, Insulated, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Landscaped, Cul-De-Sac

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 10th, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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