

# \$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        | Concrete Driveway, Insulated, Off Street, Parking Pad, 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   | Cul-De-Sac, Landscaped |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 31               |
| Zoning         | R1               |

### **Listing Details**

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

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