

# \$499,900 - 16 Parson Drive, Sylvan Lake

MLS® #A2260977

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,807 sqft

Residential on 0.16 Acres

Pierview, Sylvan Lake, Alberta

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 ensuite 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.

Built in 1994

**Essential Information**

MLS® #	A2260977
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,807
Acres	0.16
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	16 Parson Drive
Subdivision	Pierview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K4

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 30th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	Royal LePage Network Realty Corp.
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