

# \$575,000 - 15 Pritchard Close, Sylvan Lake

MLS® #A2248989

**\$575,000**

4 Bedroom, 4.00 Bathroom, 1,804 sqft  
Residential on 0.15 Acres

Pierview, Sylvan Lake, Alberta

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 deckâ€”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 updatesâ€”all in a highly sought after neighborhood.

Built in 1998

### **Essential Information**

MLS® #	A2248989
Price	\$575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	15 Pritchard Close
Subdivision	Pierview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1W3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 2

### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Dining Room

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Landscaped, Private

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 15th, 2025

Days on Market 13

Zoning R1

### Listing Details

Listing Office CIR Realty

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