

\$474,900 - 74 Perry Drive, Sylvan Lake

MLS® #A2249506

\$474,900

4 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.15 Acres

Pierview, Sylvan Lake, Alberta

LOCATION LOCATION for this 4 bedroom, 3 bathroom BUNGALOW which offers the perfect blend of comfort, functionality, and modern touches with over 2,300 sq. ft. of developed living space from top to bottom. From the moment you step inside, you'll appreciate the bright, open floor plan, vaulted ceilings, and large windows that fill the home with natural light. The main floor features hardwood and vinyl plank flooring, a spacious living room, and a well-designed kitchen with plenty of cabinetry and room for an island. The primary bedroom offers a large closet and 4-piece ensuite, complemented by two additional bedrooms, a full 4-piece bathroom, and convenient main floor laundry. The lower level is fully developed, a massive rec room, a large guest bedroom, full bathroom, and even a den/office or a future work out/hobby room. Step outside to a private, fully fenced and landscaped backyard with no homes behind, backing onto green space, school fields, and the trail system. One nice feature is this home has just been professionally painted and ready for your new an personal wall decor. Relax or entertain on the covered deck, enjoy the garden shed for extra storage, and take advantage of the gravel RV parking pad. This home is in a highly sought-after location in Sylvan Lake and easy access to the main road going to the marina or out of town.

Built in 1994



Essential Information

MLS® #	A2249506
Price	\$474,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	0.15
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	74 Perry Drive
Subdivision	Pierview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 19th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.