

# \$449,000 - 23 Pickering Close, Sylvan Lake

MLS® #A2204194

**\$449,000**

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.15 Acres

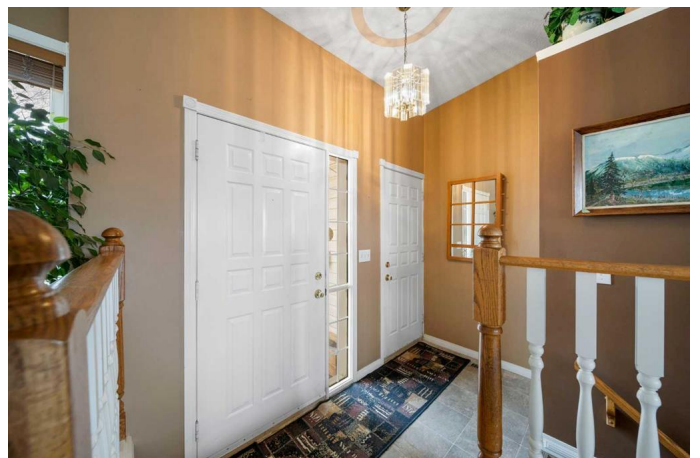
Pierview, Sylvan Lake, Alberta

Rare opportunity to live in a wonderful close! This 4 bdrm 3 bath WALK-OUT bungalow has had many upgrades over the years. Beautiful hardwood flooring greets you on the main flr. The kitchen has tons of cabinet space along with an island. Off the dining room are doors to the east facing deck. There are 3 bdrm up with primary featuring a 3pc bath. Lower level features a large entertainment room with gas fireplace and high end pool table that goes with the home. Additional bdrm, storage and laundry rm complete the basement. There are double doors that lead you out to a patio with interlocking pavers. This well maintained home is close to all amenities in the wonderful Pierview subdivision.

Built in 1992

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2204194    |
| Price          | \$449,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,216       |
| Acres          | 0.15        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 23 Pickering Close |
| Subdivision | Pierview           |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S 1K2            |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 4                                                               |
| Parking        | Double Garage Attached, Driveway, Garage Door Opener, Insulated |
| # of Garages   | 2                                                               |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, Storage, Vinyl Windows  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | Central Air                                                                                |
| Fireplace         | Yes                                                                                        |
| # of Fireplaces   | 1                                                                                          |
| Fireplaces        | Gas, Mantle, Tile, Basement                                                                |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Private, Level |
| Roof              | Asphalt Shingle                                         |
| Construction      | Brick, Vinyl Siding                                     |
| Foundation        | Poured Concrete                                         |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Days on Market | 27               |
| Zoning         | R1               |

**Listing Details**

Listing Office                RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.