



**GRASSROOTS**  
REALTY GROUP

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**5 Hodgstreet Place  
Sylvan Lake, Alberta**

**MLS # A2217258**



**\$679,900**

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Shed

Looking for upgraded living at the lake? Let me be the first to welcome you to 5 Hodgstreet Place! This well maintained 5 bedroom modified bilevel bursts with extra's to make lake life a little easier. From proximity to all amenities to the water softener and under floor heat, this home gives "Family Feel" with 2 spacious bedrooms on the main floor along side the kitchen, dining and inviting living room. Upstairs above the triple attached garage, an incredible primary suite awaits you, which includes a big ensuite and soaker tub plus walk in closet. This primary also has laundry hook ups available to it too. (pictures show laundry in primary, but they have since been moved downstairs) While down stairs boasts a large family room, 3 piece bath room with steam shower and 2 more bed rooms, one of which is fully soundproof and could easily be used as a theater/ multi-media room! A/C will help cool you off after a long summer day in your fabulous west facing back yard. A fully finished family home in the town of all seasons, move in ready and only missing.. it's perfect family!