



**GRASSROOTS**  
REALTY GROUP

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**104 Hampton Crescent  
Sylvan Lake, Alberta**

**MLS # A2226361**



**\$499,900**

<b>Division:</b>	Hampton Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to 104 Hampton &ndash; a beautifully designed bi-level home offering the perfect blend of space, style, and comfort! This 3-bedroom, 2.5-bathroom home features a bright and open floor plan with vaulted ceilings that enhance the spacious feel of the kitchen and living room. Large windows bring in an abundance of natural light, while the open layout is ideal for both everyday living and entertaining. The kitchen offers ample cabinetry, counter space, and a central island that flows seamlessly into the dining and living areas. The main level includes a generous primary bedroom with a 2-piece ensuite, and two additional bedrooms with easy access to a full bathroom. The lower level features a large family room, a convenient half bath, and great storage options. Located in a quiet, family-friendly neighborhood close to schools, parks, and shopping, 104 Hampton is move in ready and full of potential! Photos are representative.