



GRASSROOTS
REALTY GROUP

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**39 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2229265



\$695,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,514 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: 2 Refrigerators, 2 Stoves, 2 Dishwashers, 2 Microwaves, 2 Washers, 2 Dryers

Located in the town of Sylvan Lake, home to a beautiful lake and vibrant community, this charming two-story home with a covered front porch offers a perfect blend of comfort and functionality. With over 1500 square feet of living space, the main level features an open-concept design with laminate flooring, a stylish kitchen complete with an island and sink, and a spacious living room ideal for entertaining. A convenient 2-piece bathroom and air conditioning completes the main floor. Upstairs, you'll find three bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, as well as an additional 3-piece bathroom and upstairs laundry. Adding even more value, this property includes a legal suite situated above the detached triple-car garage. The suite features its own bedroom, kitchen with island, living room, laundry, and 3-piece bathroom all with air conditioning—perfect for guests or extended family. This unique home offers exceptional space and versatility in one of Central Alberta's most desirable communities.