



**9, 2 Hinshaw Drive
Sylvan Lake, Alberta**

MLS # A2230118



\$284,000

Division:	Hewlett Park	
Type:	Residential/Triplex	
Style:	2 Storey	
Size:	1,323 sq.ft.	Age: 2002 (24 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear	
Lot Size:	0.07 Acre	
Lot Feat:	Back Lane, Gazebo, Landscaped, Lawn, Many Trees	

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		
Inclusions:	Dishwasher Electric Stove Garage Control(s) Refrigerator Washer/Dryer		

NEWLY RENOVATED END UNIT with brand-new flooring throughout. This charming 3-bedroom, 3-bath home is located in the desirable Sylvan Lake, close to schools and everyday amenities—an excellent option for first-time buyers or investors. The main floor offers a spacious living area, convenient half bath, and a functional kitchen with ample cabinetry and a large pantry. Added value includes a double garage and a practical layout for everyday living.