



**GRASSROOTS**  
REALTY GROUP

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9, 2 Hinshaw Drive  
Sylvan Lake, Alberta

MLS # A2230118



**\$277,000**

Division:	Hewlett Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,323 sq.ft.	Age:	2002 (23 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, Unfinished	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

Charming 3-Bedroom Home in Desirable Hewlett Park &ndash; Ideal for First-Time Buyers & Investors Welcome to this delightful 3-bedroom, 3-bathroom home nestled in the sought-after Hewlett Park community of Sylvan Lake. Perfectly suited for first-time homebuyers, savvy investors, or those seeking a tranquil summer retreat, this property offers both comfort and potential. Key Features: Spacious Living Areas: The main floor boasts a generous living room, a convenient half-bath, and a well-appointed kitchen featuring a large pantry and ample cupboard space&mdash;ideal for culinary enthusiasts. Comfortable Bedrooms: Upstairs, you'll find three inviting bedrooms, including a master suite complete with a private ensuite bathroom. Unfinished Basement: The basement awaits your personal touch, offering the flexibility to create additional living space tailored to your needs. Prime Location: Situated close to the serene shores of Sylvan Lake, this home is just minutes away from local amenities, shopping centers, and recreational facilities. Community Highlights: Hewlett Park is renowned for its family-friendly atmosphere and proximity to outdoor activities. Whether you're boating on the lake, enjoying a leisurely walk in the park, or exploring local shops and eateries, this neighborhood provides a vibrant and welcoming environment. Opportunity Awaits: Don't Miss Out: Whether you're looking for your first home, a smart investment, or a peaceful getaway, this property offers the perfect blend of comfort, potential, and location.. Take the first step toward making this charming house your new home.