



GRASSROOTS
REALTY GROUP

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6, 10 Harrison Road
Sylvan Lake, Alberta

MLS # A2234616



\$269,900

Division:	Hewlett Park		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	906 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Laminate Counters, See Remarks, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 285
LLD:	-
Zoning:	R3
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Water Softener, Central Vac & Attachments, Garage Door Opener & Remote(s)

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home nestled in a sought-after and well-managed condo complex. This charming residence offers a functional 4-level split layout, providing generous space, privacy, and a seamless flow ideal for everyday living and entertaining. The moment you walk in, you'll appreciate the warmth of the hardwood floors and the abundance of natural light streaming through large windows, creating an inviting and airy ambiance throughout. Every level is fully developed, offering versatile spaces to suit your lifestyle—whether you're hosting guests, working from home, or simply relaxing. The lower level features a fantastic workshop area, perfect for DIY projects, hobbies, or extra storage. A single attached garage adds convenience, keeping your vehicle secure while offering additional space for tools or seasonal items. This home also includes a water softener system, adding to the comfort and efficiency of your daily routine. Located in a quiet, well-kept condo community, residents enjoy a low-maintenance lifestyle with the added bonus of being close to excellent schools, shopping, parks, and amenities. Whether you're a first-time buyer, a small family, or someone looking to downsize without compromise, this home is move-in ready and waiting for you.