



GRASSROOTS
REALTY GROUP

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2 Hansen Close Sylvan Lake, Alberta

MLS # A2235802



\$355,999

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Lawn, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: n/a

Renovated and move-in ready in sought-after Hewlett Park, Sylvan Lake! This 3-bedroom, 2-bathroom detached bi-level offers exceptional value with extensive recent upgrades. The home features a Recently Replaced roof (August 2023), newly renovated kitchen with quartz counters, vinyl plank flooring, and updated bathrooms. Additional improvements include new P-traps under sinks, new faucets, modern light fixtures, new smoke detectors, sump pump (Sept 2024), mostly new doors, updated baseboards, new exterior hose bibs, freshly painted interior, new front and back doors, and a Duradeck back deck. The unfinished walkout basement offers potential for future development with in-floor heat rough-in, painted concrete floors, and rough-in plumbing. Triple rear parking, street parking, and walking distance to parks, schools, the lake, and shopping, a must-see!