



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2 Hagerman Road  
Sylvan Lake, Alberta**

**MLS # A2238740**



**\$355,000**

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Off Street, On Street, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Range, Dish Washer, Refrigerator, Washer, Dryer, Fire Pit, Ceiling fan

Welcome Home Step into this charming 3-bedroom, 1.5-bath family residence nestled in a desirable neighborhood, just a short stroll from the picturesque lake, vibrant sports fields, and scenic walking trails. As you approach the home, mature trees stand sentinel, offering both shade and a sense of privacy—a perfect setting for creating lasting family memories. As you ascend a few welcoming steps to the covered front porch, you’re greeted by warmth and comfort. The spacious entryway invites you in, featuring a large closet for your convenience. Your eyes are drawn to the expansive living room, highlighted by a massive bay window that floods the space with natural light. Throughout the home, you’ll appreciate the efficiency of vinyl windows, ensuring energy savings and comfort. On the main floor, practicality meets style with a well-appointed laundry/mudroom—ideal for managing the busy family lifestyle. The heart of this home is its beautifully crafted kitchen, designed for entertaining and cooking up your favorite culinary creations. Featuring a pantry for ample storage, a convenient garburator at the sink, and a double-door oven to accommodate meals of any size, this kitchen is ready for your culinary adventures. The durable vinyl flooring and warm maple cabinetry create an inviting atmosphere, seamlessly flowing into the dining area. Large patio doors invite you to step outside to your very own outdoor paradise. Imagine unwinding on your west-facing deck, perfectly shaded by a charming gazebo, where barbecuing and relaxation come together. This backyard is a retreat for family gatherings and quiet evenings alike, complete with a fire pit for those starry nights. Venturing upstairs, you’ll discover a generous bathroom and three spacious bedrooms. The primary bedroom boasts ample space and a walk-in closet, providing the perfect sanctuary for rest

and relaxation. But the potential doesn't end there! Journey downstairs to an expansive family room, where gathering with loved ones or entertaining can take center stage. Cozy up on chilly nights by the inviting wood-burning fireplace, which adds warmth and character to the space. Additionally, a roughed-in bathroom offers potential for future customization, and there's versatile space perfect for extra storage or a future bedroom. The shingles on the roof were replaced three years ago, ensuring the home is in excellent condition. Added benefits include today's 2x6 exterior framing with R-20 insulation in the walls, enhancing your home's energy efficiency. The beautifully fenced rear yard offers a secure area for outdoor play, gardening, or simply enjoying the beauty of the outdoors. With a convenient gate for RV parking and plenty of room for vehicles, a future garage, or creative projects, this property is a canvas for your dreams. Additional features include wood storage alongside the house, a spacious shed, and raised flower beds to indulge your green thumb. All set on a generous sized lot.