



GRASSROOTS
REALTY GROUP

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**10 Heenan Crescent
Sylvan Lake, Alberta**

MLS # A2239036



\$459,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,280 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Garden, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER-BI, MICROWAVE, HOOD FAN, WINDOW COVERINGS, GARAGE DOOR OPENER, GARAGE DOOR CONTROL

Fresh, bright, and move-in ready! This family, friendly, 5-bedroom, 3-bathroom bungalow in desirable Hewlett Park offers space, style, and smart updates for today's busy families. Located on an interior corner lot with alley access, this home features a fresh, professionally painted white kitchen that feels clean and modern, plus updated hall and basement paint further enhancing the open and inviting layout. The main floor boasts 3 bedrooms including a generous primary bedroom with ensuite, while the fully finished basement adds two more bedrooms, a 3 piece bath, and a large family room all warmed with infloor heat. Enjoy the convenience of a heated attached garage, main floor laundry, a large nicely treelined and fenced yard, and close proximity to schools, parks, Nexsource Centre, shopping, and of course the lake. A well-cared-for property in one of Sylvan Lake's most walkable locations — perfect for growing families or anyone looking for a practical and stylish place to home.