



GRASSROOTS
REALTY GROUP

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**13 Harper Drive Drive W
Sylvan Lake, Alberta**

MLS # A2242728



\$325,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	900 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher

Charming and Fully Renovate! This tiny but mighty 1.5-storey home offers surprising space with 3 bedrooms and 2 full bathrooms, perfect for first-time buyers, families, or downsizers who don't want to compromise. Enjoy a brand-new kitchen, fresh flooring throughout all levels, spacious bathrooms, and a large rec room ideal for family nights or entertaining guests. Conveniently located just two blocks from the lake, close to schools, and minutes from shopping and everyday amenities.