



GRASSROOTS
REALTY GROUP

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10 Horne Close
Sylvan Lake, Alberta

MLS # A2242918



\$449,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,088 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Door Opener & Control, Window Coverings.

Ideally situated at the end of a quiet close, this home features a thoughtfully designed floor plan that caters to the needs of the entire family. Upon entry, you are greeted by a spacious foyer with direct access from the attached garage, leading into a bright and open main living area. The main floor offers a comfortable living room, a functional U-shaped kitchen, pantry and a corner sink overlooking the backyard. The primary bedroom features a walk-in closet and a 3-piece ensuite, while a second bedroom and a 4-piece main bath complete the upper level. The fully developed basement provides an abundance of natural light with its large windows and offers two generously sized bedrooms, a spacious rec room with a cozy gas fireplace—perfect for family gatherings or quiet evenings at home. Additional features include a heated attached garage with built-in storage and a workbench, a private deck off the kitchen, and a beautifully landscaped, oversized lot with a shed, lower patio seating area, and fire pit. Recent updates include new shingles installed in September 2023, water softener and r/o system.