



**GRASSROOTS**  
REALTY GROUP

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**108 Herder Drive**  
**Sylvan Lake, Alberta**

**MLS # A2247705**



**\$429,900**

|                  |                             |               |                   |
|------------------|-----------------------------|---------------|-------------------|
| <b>Division:</b> | Hewlett Park                |               |                   |
| <b>Type:</b>     | Residential/House           |               |                   |
| <b>Style:</b>    | Bi-Level                    |               |                   |
| <b>Size:</b>     | 1,077 sq.ft.                | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 4                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                   |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Street Lighting |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows |                   |    |

**Inclusions:** NA

Welcome to 108 Herder Drive! This charming bi-level home in the heart of Hewlett Park offers the perfect blend of comfort, functionality, and style. Upstairs, are 2 spacious bedrooms, a 4-piece bathroom, and convenient main floor laundry, while the bright, well-appointed kitchen includes an island and opens to a great sized backyard with RV Parking. With vaulted ceilings, the main floor has a bright living space complete with corner fireplace and bay window, ideal for relaxing or entertaining. Downstairs features 2 additional bedrooms, a den, 3-piece bathroom and a generous living area, providing flexible spaces for guests, a home office, or family time. Set on a large corner lot, the property includes lots of yard space, a double attached garage, offering plenty of room for vehicles, hobbies, or outdoor storage. Falcon Homes built this original owner home and it was thoughtfully designed for comfort and versatility. It's move-in ready and perfectly suited to a variety of lifestyles. Don't miss the chance to own a well-maintained, inviting home in a desirable neighborhood—a property that combines charm, practicality, and opportunity! Close to shopping, schools and all the conveniences to make life easier.