



GRASSROOTS
REALTY GROUP

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**2 Hawthorn Place N
Sylvan Lake, Alberta**

MLS # A2251180



\$359,900

Division:	Hampton Pointe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,171 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Water Softener

NO CONDO FEES – This 4 bedroom, 4 bathroom home for sale in Sylvan Lake is only a 5-minute walk to the beach and lake access. Bright and spacious with large windows throughout, offering plenty of natural light. The fully finished basement includes a 4-piece bathroom, a large bedroom, and a family room for extra living space. Whether you're searching for a family home, a weekend getaway, or an Airbnb / investment property in Sylvan Lake, this one checks all the boxes. Quick possession available.