



GRASSROOTS
REALTY GROUP

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**66 Hallgren Drive
Sylvan Lake, Alberta**

MLS # A2258340



\$439,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,212 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Additional Parking, Alley Access, Double Garage Detached, C		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Environmental Reser		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Fridge in the Garage

STEP INTO LAKE LIFE with this bright and spacious 1200+sqft BI LEVEL! Featuring 3 BEDROOMS UP - including a primary with its own 4-piece ENSUITE - plus another full bathroom, this home offers the perfect layout for family living. The VAULT CEILINGS create a welcoming OPEN-CONCEPT feel as the entry flows into the living room, then up a few steps to the dining area and kitchen. The kitchen boasts a CORNER PANTRY, SMALL ISLAND, and patio doors that lead to a massive 2-TIERD DECK - ideal for summer BBQs and entertaining. The lower level is all about lifestyle: cozy up for movie nights, set up a GAMES ROOM or homeschool space, and enjoy the OVER SIZED BEDROOM that makes the perfect teen retreat or guest room, complete with its own 3-PIECE BATHROOM. You'll also appreciate the 16x13 STORAGE ROOM for all your extras. Out back, the FENCED YARD is ready for evenings around your fire pit under the stars. The HEATED DOUBLE DETACHED GARAGE with 220v plus ADDITIONAL PARKING adds year-round convenience. And the location? Step right out your back gate to a PLAYGROUND - great fun for the kiddos or grandchildren, trail that takes you straight to the beach and Lakeshore Drive. Schools, shopping, and amenities are all just minutes away. Updates you'll love: NEW SHINGLES(2023), FRESH PAINT throughout (2025), RENOVATED BATHROOMS (2022), and a NEW WATER SOFTNER(2022). This home is move-in ready and packed with lifestyle - whether it's family fun, entertaining, or enjoying the outdoors right at your doorstep!