



GRASSROOTS
REALTY GROUP

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**52 Harper Drive
Sylvan Lake, Alberta**

MLS # A2258603



\$409,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,149 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Off Street, Outside, Oversized, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Laminate Counters, Natural Woodwork		

Inclusions: Fridge(2), Stove (2), BI Dishwasher, Microwave, Washer, Dryer, Storage Shed, Window Coverings

Beautifully Renovated with New Paint and Vinyl Plank Flooring. Walk out basement with an added Kitchen, Large Living area, 2 large bedrooms a beautiful renovated bathroom and a Brand New High Efficiency Furnace, HWT and Sump Pump, plus newly drywalled laundry room!!! Great Sylvan Lake Home that is minutes from the beach, perfect for having guests or for your large family get togethers! Upstairs has a large kitchen with brand new Vinyl Plank Flooring throughout and a great newly painted deck off of it for those summer BBQ's. Primary bedroom with 3 piece ensuite. Extremely well maintained home with a ton of Sylvan Lake Potential!