



GRASSROOTS
REALTY GROUP

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23 Hunter Road
Sylvan Lake, Alberta

MLS # A2259967



\$399,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance		

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, 2 Microwaves, Freezer under deck, Window Coverings

Located in the charming town of Sylvan Lake, this 1,004 sq. ft. bi-level home offers 4 bedrooms and 2 bathrooms with a bright, open concept layout that seamlessly connects the kitchen, dining, and living areas. The main kitchen is full-sized, featuring ample counter space, generous storage, and direct access to the spacious back deck - an inviting seasonal extension of the home, perfect for family gatherings or summer barbeques. The main floor also includes 2 spacious bedrooms, a full bathroom, and full size laundry for added convenience. The lower level, with its own separate entrance, features a generous sized kitchen with a full sized fridge and stove, 2 bedrooms, a full bathroom, and it's own laundry facilities. A brand new corner fireplace adds warmth and ambiance, while walk out access leads to ground level patio and small yard, creating a private outdoor space. This home has been thoughtfully updated and maintained: the entire house has been freshly painted, the basement fully renovated with new lino, carpet, and underlay, and every vent professionally cleaned. Both hot water heaters were replaced in April 2025, the furnace has been maintained and is in excellent working order, and the sump pump is brand new. The property is also wired for central vacuum, with hose attachments included (just need a canister), and the back deck was re-stained this summer. At the back of the property, parking is available for 3 full size vehicles, and the home overlooks an open green space that enhances privacy and relaxation. This well-maintained property is move-in ready and ideal for families seeking a versatile living arrangement.