



GRASSROOTS
REALTY GROUP

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32 Hunter Road
Sylvan Lake, Alberta

MLS # A2263522



\$412,500

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,014 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Dry Bar		

Inclusions: Shed

Welcome to this beautifully updated bi-level home in the desirable Hewlett Park neighborhood of Sylvan Lake—just a short walk to the lake! Offering 4 bedrooms, 2 bathrooms, this home is filled with natural light thanks to its large windows and bright, neutral color palette. The open floor plan creates a spacious, inviting layout perfect for families and entertaining. The lower level is designed for comfort with roughed-in in-floor heat, highlighting an additional family room with a newly finished dry bar, and a fully updated bathroom. Modern upgrades throughout include vinyl plank flooring, new carpet, refreshed countertops, updated lighting, and fresh paint. The home also features roughed-in central vacuum for added convenience. Outside, you’ll find a newly sodded backyard with a stone parking pad, plus the bonus of alley access on both the back and one side of the lot—providing excellent space and versatility. Both the house and garage received new shingles in 2025, giving you peace of mind for years to come. This fantastic location puts you close to the town trail system, schools, shopping, and the ball diamonds, making it a great choice for families and active lifestyles. Don’t miss your chance to own this move-in ready home just steps from Sylvan Lake!