



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

23 Harper Drive
Sylvan Lake, Alberta

MLS # A2265639



\$360,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,091 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	2
Garage:	None		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: Shed

This beautifully updated 5-bedroom, 2-bathroom home combines modern comfort with a warm, family-friendly atmosphere. Ideally located within walking distance to schools, parks, and only minutes from the lake, it offers the perfect balance of style and convenience. Step inside to an open-concept main floor designed for both comfort and entertaining. The spacious living room is bright and welcoming with large windows that fill the home with natural light. The adjoining dining area and upgraded kitchen feature modern cabinetry, tile backsplash, stainless steel appliances, and a functional layout that makes cooking and hosting effortless. The primary bedroom provides a relaxing retreat complete with organized closets, while two additional bedrooms and a full bathroom complete the main level. The fully finished basement offers in-floor heating, a large family room ideal for movie nights or gatherings, two additional bedrooms, and another full bathroom. Outside, enjoy a charming front porch and a spacious fenced backyard with plenty of room for outdoor living, gardening, or play. Located in a friendly neighborhood, this home offers contemporary finishes, thoughtful updates, and a great location near everything Sylvan Lake has to offer.