



GRASSROOTS
REALTY GROUP

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2 Harrigan Street
Sylvan Lake, Alberta

MLS # A2266523



\$359,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,097 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, On Street, Parking Pad, Unpaved		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Pantry, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, all blinds and window coverings

This property isn't just a house, it's the perfect place to call home. Natural light fills the spacious living room, creating an inviting atmosphere for relaxing or entertaining. Start your mornings with coffee at the sunny breakfast bar, or host memorable meals in the family dining area. From the kitchen, step directly onto the deck. Perfect for enjoying warm days or evening gatherings. The primary bedroom offers a generous closet and a stylish 3-piece ensuite. The bright lower level features ground-level windows, an additional bedroom, a cozy gas fireplace, a full bathroom, and a convenient laundry room. Outside, two parking stalls await, and the fenced yard offers plenty of room for future garage plans or outdoor enjoyment. Best of all, you're just a five-minute walk from the lake. The perfect finishing touch to this beautiful property