



GRASSROOTS
REALTY GROUP

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2 Holbrook Place
Sylvan Lake, Alberta

MLS # A2268679



\$515,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,473 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Driveway, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Interior Lot, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Refrigerator, Stove, Washer, microwave hood fan, hot tub, ceiling fans, closet organizer.

The Ultimate Family Home in Sylvan Lake—TWO Garages & Room to Grow! Imagine your family living in beautiful Sylvan Lake, just minutes from the water and surrounded by everything this vibrant community has to offer. Now picture coming home to this spacious, stylish 4-bedroom, 3-bath gem with a finished basement and not one—but TWO garages! Step inside and feel the warmth of high ceilings, hardwood floors, and a bright open-concept layout that brings everyone together. The kitchen is a showstopper with granite counters, modern grey tones, and plenty of space for baking, homework, or hosting family dinners. Two bedrooms and a full bath complete the main floor. Just a few steps up, the private primary bedroom offers a peaceful retreat with a walk-in closet and ensuite bath. Downstairs, cozy up in the family room with a gas fireplace, enjoy a spacious fourth bedroom and full bath, plus a large laundry room and cold storage for all your seasonal gear. Outside, the three-tiered deck leads to a sunny, fenced backyard, a relaxing hot tub, and dry storage under the deck wired for a workshop or hobby space. The 18x24 detached garage features a drive-thru design with an 8' door—ideal for trucks, boats, or toys—while the attached garage is fully finished, heated, and freshly painted. Bonus features include underfloor heating, central air (3-ton unit), and new shingles (2018). This home checks every box for comfort, convenience, and family fun. your Sylvan Lake dream lifestyle starts here!