



GRASSROOTS
REALTY GROUP

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1, 2 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2272139



\$287,500

Division:	Hewlett Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks, Walk-In Closet(s)		

Inclusions:	Hood Fan, Light Fixtures
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Discover this beautifully updated end unit townhome in the desirable Hewlett Park community of Sylvan Lake. Whether you are searching for a cozy place to live, a reliable long term rental, or a high demand short term rental opportunity, this home checks all the boxes. The main floor features a spacious living area, a convenient half bath, and a bright updated kitchen with newer appliances, a large pantry, and plenty of cupboard space. Upstairs you will find two inviting bedrooms, including a primary bedroom with its own private ensuite. The basement offers an open recreation concept that provides excellent flexibility for your needs. It can be used as a family room, games area, home gym, or easily converted into an additional bedroom once the flooring is completed. This home also includes a double car garage, offering extra convenience and storage. Recent updates include a new furnace installed in 2025, a hot water tank from 2024, a sump pump replaced in 2025, and custom blinds including room darkening blinds in both bedrooms. Located minutes from the lake, shops, restaurants, and all local amenities, this property offers comfort, convenience, and the lifestyle that makes Sylvan Lake so popular. Whether you are a first time buyer, seasoned investor, or looking for the perfect lakeside retreat, this charming and well cared for home is one you will not want to miss.