



GRASSROOTS
REALTY GROUP

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**10 Halsall Street
Sylvan Lake, Alberta**

MLS # A2273601



\$349,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	917 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Storage		

Inclusions: Refrigerator, Stove, Dishwasher, Central vacuum and attachments, Window coverings

This warm and welcoming home has it all, starting with a spacious front entry and a generous closet. The main floor offers a bright, well-designed layout featuring a cozy living room, a good-sized dining area, and a functional kitchen complete with plenty of cabinetry, a pantry, newer stainless steel appliances, and a granite sink. A door off the kitchen leads to a huge upper deck, perfect for morning coffee or relaxing summer evenings. Down the hall you'll find the main 4-piece bathroom and two bedrooms, including the primary suite with his-and-her closets and convenient access to the main bath. The fully finished basement is bright with large windows and offers a spacious family room ideal for movie nights or unwinding with family. You'll also find an updated 3-piece bathroom with a custom tiled corner shower, a laundry/utility room, and two additional bedrooms. Recent updates include new paint and trim, updated light fixtures throughout, new basement flooring, and a high-efficiency furnace (4 years old). Shingles were replaced just 2 years ago for added peace of mind. Outside, you'll enjoy a large backyard with plenty of storage under the massive deck and back alley access with a gravel parking pad spacious enough for two vehicles. A storage shed adds even more convenience. Located just one block from a school and within walking distance to the beach, parks, green space, and amenities, this home offers an incredible lifestyle in a family-friendly location.