



**GRASSROOTS**  
REALTY GROUP

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**10 Halsall Street  
Sylvan Lake, Alberta**

**MLS # A2273601**



**\$359,900**

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

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