



**GRASSROOTS**  
REALTY GROUP

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**112 Hinshaw Drive  
Sylvan Lake, Alberta**

**MLS # A2274478**



**\$469,900**

<b>Division:</b>	Hampton Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,186 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Private, See Remarks		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	See Remarks
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage		
<b>Inclusions:</b>	stove x2 fridge x2 micro x2 dishwasher x2, washer and dryer		

Welcome to Sylvan Lake&hellip;your ideal Dream Starter home featuring a two-bedroom illegal suite, a 22x22 finished garage, and an additional parking stall. This beautifully designed Henderson Homes build showcases distinction, quality, and dramatic flair throughout. The main floor offers an impressive L-shaped kitchen with an island eating bar&mdash;perfect for casual meals or buffet-style entertaining. A full wall of rich mocha cabinetry, upgraded appliances, and exceptional finishing details create a space that is both stylish and functional. The open-concept layout flows effortlessly from the dining area to the spacious living room, all enhanced by modern LED lighting. Step out onto the west-facing deck to enjoy warm sunlight and breathtaking sunsets. The generously sized primary suite includes a walk-in closet and a private 2-piece ensuite. A second well-proportioned bedroom, a 4-piece bathroom, and ample storage complete the upper level. The lower level is fully developed and features a fantastic two-bedroom illegal suite with its own separate entrance, extra insulation for noise reduction, and shared laundry. This suite mirrors the finishing quality of the main level and includes a full kitchen, a spacious living area, two large bedrooms, plenty of storage, separate heating, and a stylish 4-piece bathroom; all ideal for extended family visits & guests. Outside, the property is fully landscaped with poured sidewalks and is mostly fenced. The finished 22x22 garage is a dream workspace, and the property includes an additional parking stall. Located within walking distance of the lake and all Sylvan Lake amenities, this home sits in one of Central Alberta&rsquo;s most vibrant four-season resort towns. Additional perks include roughed-in central vacuum and a layout perfectly set up for roommates. Move in and enjoy summer at the lake, this home is ready for you! Basement

door can easily be moved to side wall to convert to single family home.