



GRASSROOTS
REALTY GROUP

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25 Hawthorn Place
Sylvan Lake, Alberta

MLS # A2275600



\$430,000

Division:	Hewlett Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Level, N		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding

Foundation: Poured Concrete

Features: Built-in Features

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: bench in dining area, wall tree/organizer in dining area

Welcome Home to Space, Comfort & Family Living—Just Minutes from the Lake! Tucked away on a quiet dead-end road in a friendly, family-oriented community, this fully finished home checks every box for growing families and those who love to entertain. With a school nearby and the lake just an easy 8-minute walk away, this is a place where kids can play, neighbors know each other, and weekends are meant to be enjoyed. The upper level features three generous bedrooms, including a relaxing primary retreat with private ensuite, plus a 4-piece main bath perfect for kids and guests. Large windows throughout the home fill the space with natural light, creating a bright and welcoming feel. The open main floor is designed for everyday life and family gatherings, offering a convenient half bath, and a charming built-in bench in the eating area with hidden storage—perfect for busy mornings, homework time, or extra seating when guests arrive. The kitchen is a true hub of the home, complete with stainless steel appliances, abundant cabinetry, and an eat-up island where everyone naturally gathers. Step through the deck doors to a large deck overlooking the 4828 sq/ft, fully fenced backyard—ideal for kids, pets, and summer BBQs. Downstairs, the professionally developed basement offers a spacious, open entertainment area with room to add a fourth bedroom by simply adding a wall. A stylish 4-piece bathroom, dedicated laundry, and plenty of storage make this lower level both functional and flexible for a growing family or guests. Additional features include central A/C, a 1-year-old water softener, and an impressive 22x24 detached garage, heated with natural gas, extra-tall, and loaded with storage space in the rafters—perfect for tools, toys, and seasonal items. The yard is ready for family fun with space for a hot tub (professionally

wired), a kids's play centre, and even room for a holiday trailer. This is more than a house—it's a place to raise a family, build memories, and enjoy the lifestyle this community offers.