



GRASSROOTS
REALTY GROUP

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**72 Herder Drive
Sylvan Lake, Alberta**

MLS # A2276372



\$509,999

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,202 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Conservation, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Welcome to this beautifully fully developed home offering a total of 5 bedrooms and 3 full bathrooms, perfectly designed for comfortable family living. The spacious and functional main floor features hardwood flooring in the living room, complemented by a large bright window that fills the space with natural light. The kitchen is well-appointed with stainless steel appliances, ample cabinetry and counter space, and a standout center island ideal for both everyday use and entertaining. The primary bedroom includes a 3-piece ensuite and a generous closet, while two additional bedrooms and a full bathroom complete the main level. Downstairs, the fully finished basement offers even more living space with two more bedrooms, a third bathroom featuring a relaxing jacuzzi tub, a spacious family room, and a dedicated laundry room equipped with a newer washer and dryer. Additional highlights include a water softener and a central vacuum system with all attachments. Step outside to enjoy the fully landscaped front and backyard, complete with an enclosed covered deck—perfect for summer evenings and enjoying the fresh lake breeze. The property also features a 24' x 24' garage and a large 23' x 29' concrete parking pad, fully enclosed with a lockable rolling gate. Ideally located, this home is within walking distance to the beach and several amenities, and just minutes from the school. A home that truly checks all the boxes—don't miss your opportunity to make it yours!