



**GRASSROOTS**  
REALTY GROUP

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**25 Hawthorn Place**  
**Sylvan Lake, Alberta**

**MLS # A2278209**



**\$420,000**

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,272 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	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:** Central air conditioner, dishwasher, microwave, refrigerator, stove, washer/dryer, water softener, window coverings, 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.