



**GRASSROOTS**  
REALTY GROUP

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**54 Hawthorn Place**  
**Sylvan Lake, Alberta**

**MLS # A2278627**



**\$349,900**

<b>Division:</b>	Hampton Pointe		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,401 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** N/A

Located in the lovely town of Sylvan Lake, just a short distance from downtown and the lake, this modern end-unit townhouse offers style, space, and convenience in a fantastic setting. Built in 2020, the home features a bright open main floor with a contemporary kitchen showcasing crisp white cabinetry, plenty of storage, a stylish white backsplash, and an extended counter that's perfect for quick meals or flows easily into the dining area. The spacious living room can accommodate almost any furniture layout and is filled with natural light from large windows, with patio doors leading out to the deck. A convenient 2-piece powder room completes the main level. Upstairs, the primary bedroom includes a walk-in closet and its own 3-piece ensuite, along with two additional bedrooms, a full 4-piece bathroom, and the added bonus of an upper-level washer and dryer. The basement is undeveloped but offers large windows and great potential for future development. Outside, enjoy a fully fenced yard, plus the convenience of a single attached garage, making this an excellent opportunity to enjoy comfortable living close to everything Sylvan Lake has to offer.