



**54 Hawthorn Place
Sylvan Lake, Alberta**

MLS # A2278627

\$349,900



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

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