



11, 2 Hinshaw Drive  
Sylvan Lake, Alberta

MLS # A2289535



**\$279,900**

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,447 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Gazebo, Landscaped		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Post & Beam, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Track Lighting, Vinyl Windows		

**Inclusions:** N/A

Experience comfort, style, and convenience in this condo with brand-new flooring throughout. Offering 3 bedrooms and 3 bathrooms an attached garage , this home is perfect for families, first-time buyers, or investors looking for a price effective opportunity. The open main living space is bright and inviting, flowing seamlessly into the kitchen with ample cabinetry and a large pantry, ideal for entertaining or everyday family life. A main-floor half bath adds practicality, while the double garage and thoughtful layout enhance ease of living. Located in the Hinshaw Heights community, you’re just steps from schools, shopping, and everyday amenities, with easy access to all Sylvan Lake has to offer. Quiet, family-friendly, , this condo combines lifestyle and convenience in one package.