



11, 2 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2289535



\$279,900

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

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Full	LLD:	-
Exterior:	Asphalt, Post & Beam, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	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.