



**4 Holbrook Place
Sylvan Lake, Alberta**

MLS # A2290789



\$569,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Attached, Heated Garage, Insulated, Workshop		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Bar, Ceiling Fan(s), Chandelier, Closet Organizers, Dry Bar, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, HOT TUB (AS-IS), WASHER, DRYER, A/C, CENTRAL VACUUM ATTACHMENTS, LED LIGHTING EXTERIOR, MINI FRIDGE (2), GAZEBO WITH SCREEN AND CURTAINS, WINDOW COVERINGS, GARAGE DOOR OPENER, AND CONTROL, ATTACHED CABINETS IN GARAGE, FIRE PIT, PERMANENT EXTERIOR LED LIGHTING

FULLY DEVELOPED BUNGALOW 5 BED, 3 BATH ~ 24' L X 22' W HEATED ATTACHED GARAGE ~ LANDSCAPED BACKYARD W/A COVERED DECK, GAZEBO & HOT TUB ~ Bright and welcoming foyer leads to the open concept main floor with soaring vaulted ceilings and vinyl plank flooring ~ The living room features large south facing windows that fill the space with natural light and is centred by a cozy gas fireplace with floor to ceiling stone ~ Easily host large gatherings in the dining room with garden door access to a covered 16' x 11' deck with a BBQ gas line, and a 20' x 17' lower deck with a gazebo and hot tub ~ The kitchen features a sky light and offers an abundance of light stained hickory cabinets, ample counter space including a raised eating bar, full tile backsplash, and stainless steel appliances ~ The primary bedroom can easily accommodate a king size bed, has dual closets and a 3 piece ensuite with a 5' walk-in shower ~ 2 additional main floor bedrooms are both a generous size with ample closet space ~ Conveniently located main floor laundry just off the bedrooms ~ 4 piece main bathroom has an oversized vanity and linen closet ~ The fully finished basement with operational in floor heat offers a large family room with a media space and bar area with cedar panelling, plus two large bedrooms (one with a walk-in closet/dressing room), 4 piece bathroom with a 6' jetted tub, and ample space for storage ~ Other great features include; central air conditioning, central vacuum, water softener (2024), sky light and sun tube, permanent exterior LED lighting ~ The 24' L x 22' W attached garage is heated, insulated, finished with painted drywall and cedar, has high ceilings and tons of built in cabinets ~ The backyard is landscaped, has a garden shed, fire pit, and is fully fenced with a fenced in dog run and back alley access ~ Located close to schools,

parks and walking trail, steps to multiple shopping plazas with all amenities, easy access to the beach/Lakeshore and highways ~ Pride of ownership and move in ready!