



**44 Hawthorn Place
Sylvan Lake, Alberta**

MLS # A2291198



\$349,000

Division:	Hampton Pointe		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,276 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

No condo fees! This fully developed townhouse offers excellent value for families, first-time buyers, or investors looking to add a solid property to their rental portfolio. Ideally situated within walking distance to the lake, this home provides the perfect combination of comfort, convenience, and lifestyle. Step inside to a bright, functional main floor with an open-concept layout designed for everyday living and entertaining. Durable laminate flooring runs throughout the main living space, creating a warm and inviting atmosphere. The spacious living room flows seamlessly into the kitchen and dining area, making it easy to host family and friends. The kitchen is both stylish and practical, showcasing dark cabinetry that provides ample storage, complemented by a fully white tile backsplash for a modern touch. A separate island adds valuable prep space and additional seating while expanding the already generous counter space—perfect for cooking, baking, or casual meals. The dining area is filled with natural light, and a half bathroom completes this floor. The back door leads to the rear deck, providing easy access to the backyard. Step outside to enjoy the backyard area, ideal for summer barbecues, relaxing evenings, or letting kids and pets play. The property also includes convenient off-street parking at the rear alley. The upper level features three well-sized bedrooms, including a spacious primary bedroom complete with its own private 3-piece ensuite. The additional bedrooms are perfect for children, guests, or a home office, and are serviced by a full bathroom on the upper level. The basement has been professionally developed, expanding the home's living space. Here you will find a large family room that can be used as a media room, play area, or secondary living space. This level also includes a fourth bedroom and a full 3-piece bathroom, making it an ideal setup for

guests, teenagers, or extended family members. With its fully finished interior, functional floor plan, no condo fees, and desirable location close to the lake and outdoor recreation, this property offers outstanding flexibility and long-term value. Whether you're looking for a place to call home or a great investment opportunity, this townhouse is in a great location.