



**12 Hansen Close
Sylvan Lake, Alberta**

MLS # A2301139



\$435,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Fridge, stove, dishwasher, hood fan, washer & dryer, all window coverings (all in 'AS IS' condition)

Welcome to 12 Hansen Close in Sylvan Lake, located in the sought after subdivision of Hewlett Park. Tucked away in a quiet close, this fully finished five bedroom, three bathroom home sits on a spacious 5,817 square foot pie shaped lot with RV parking, making it an excellent choice for families. The main floor offers a bright and open layout with vaulted ceilings and large windows that allow for an abundance of natural light. The functional kitchen and dining area feature ample cabinetry, a pantry, and garden doors leading to the deck, creating a great space for both everyday living and entertaining. The main level includes three bedrooms, highlighted by a generous primary bedroom complete with a four piece ensuite. The fully developed lower level provides even more living space with a large family room featuring a cozy corner gas fireplace, two additional well sized bedrooms, a three piece bathroom, laundry area and plenty of storage. The fully fenced yard offers plenty of room to enjoy extra outdoor space. Ideally located close to parks, schools, restaurants, and shopping, this home offers both comfort and convenience in a family-friendly neighborhood. Updates include; shingles in 2022 and central AC.