



**32 Hunter Road
Sylvan Lake, Alberta**

MLS # A2302914



\$395,000

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|------------------|---------------------------------------------------|---------------|-------------------|
| Division: | Hewlett Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,040 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, See Remarks, Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows | | |

Inclusions: Shed

Welcome to #32 Hunter Road, Sylvan Lake! A 4-bedroom, 2-bathroom bi-level with many recent updates, and designed for comfort, style, and functionality. Nestled in a family-friendly neighborhood, this fully developed gem boasts an array of modern touches that are sure to impress. The main floor living room boasts vaulted ceilings and an open floor plan to the kitchen and dining room, all with new vinyl plank flooring - adding a touch of elegance and making it easy to maintain. Beside the kitchen is the primary bedroom with access to the main floor 4pc bathroom, the 2nd bedroom, and just off the kitchen (with newly finished counter tops) is access out to the the covered rear deck and yard! Venture downstairs to discover a cozy finished basement featuring plush new carpeting that adds warmth and charm. This versatile space can easily serve as a family room, play area, or home gym—whatever suits your lifestyle! It also features a dry-bar area, adding to the entertaining space! 2 more bedrooms, another 4 piece bathroom, and the utility/laundry room complete the lower level. Additional updates include: New shingles, some newer windows, fresh paint throughout, new tile surround and flooring in bathroom, and a privacy fence built in the yard! Out back features a covered rear deck with steps down to the yard with rear lane access, RV parking, and a large shed for yard tools and bikes! There is also no neighbors directly behind, which adds to the properties privacy. Don't miss out on the opportunity to make this fantastic property your new home!