

# \$277,000 - 9, 2 Hinshaw Drive, Sylvan Lake

MLS® #A2230118

**\$277,000**

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Single Family on 0.07 Acres

Hewlett Park, Sylvan Lake, Alberta

Charming 3-Bedroom Home in Desirable Hewlett Park – Ideal for First-Time Buyers & Investors Welcome to this delightful 3-bedroom, 3-bathroom home nestled in the sought-after Hewlett Park community of Sylvan Lake. Perfectly suited for first-time homebuyers, savvy investors, or those seeking a tranquil summer retreat, this property offers both comfort and potential. Key Features: Spacious Living Areas: The main floor boasts a generous living room, a convenient half-bath, and a well-appointed kitchen featuring a large pantry and ample cupboard space—ideal for culinary enthusiasts. Comfortable Bedrooms: Upstairs, you'll find three inviting bedrooms, including a master suite complete with a private ensuite bathroom. Unfinished Basement: The basement awaits your personal touch, offering the flexibility to create additional living space tailored to your needs. Prime Location: Situated close to the serene shores of Sylvan Lake, this home is just minutes away from local amenities, shopping centers, and recreational facilities. Community Highlights: Hewlett Park is renowned for its family-friendly atmosphere and proximity to outdoor activities. Whether you're boating on the lake, enjoying a leisurely walk in the park, or exploring local shops and eateries, this neighborhood provides a vibrant and welcoming environment. Opportunity Awaits: Don't Miss Out: Whether you're looking for your first home, a smart investment, or a peaceful



getaway, this property offers the perfect blend of comfort, potential, and location.. Take the first step toward making this charming house your new home. (id:6289)

Built in 2002

**Essential Information**

|                |                    |
|----------------|--------------------|
| Listing #      | A2230118           |
| Price          | \$277,000          |
| Bedrooms       | 3                  |
| Bathrooms      | 3.00               |
| Half Baths     | 1                  |
| Square Footage | 1,323              |
| Acres          | 0.07               |
| Year Built     | 2002               |
| Type           | Single Family      |
| Sub-Type       | Condominium/Strata |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 9, 2 Hinshaw Drive |
| Subdivision | Hewlett Park       |
| City        | Sylvan Lake        |
| Province    | Alberta            |
| Postal Code | T4S2J2             |

**Amenities**

|                |                                        |
|----------------|----------------------------------------|
| Features       | Back lane, PVC window, Gazebo, Parking |
| Parking Spaces | 2                                      |
| Parking        | Attached Garage                        |
| # of Garages   | 2                                      |

**Interior**

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Stove, Garage door opener, Washer & Dryer |
| Heating      | Natural gas Central heating                                         |
| Cooling      | None                                                                |
| # of Stories | 2                                                                   |

**Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Concrete, Vinyl siding      |
| Exterior Features | Landscaped, Lawn            |
| Construction      | Poured concrete, Wood frame |
| Foundation        | Poured Concrete             |

**Listing Details**

Listing Office      RE/MAX real estate central alberta



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