

9, 2 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2230118



\$288,000

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 331
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows		

Inclusions: Dishwasher Electric Stove Garage Control(s) Refrigerator Washer/Dryer

NEWLY RENOVATED. BRAND NEW FLOORING FROM TOP TO BOTTOM 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. All home inspection items have been resolved.