9, 2 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2230118

$284,000

Division:	Hewlett Park		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,323 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Gazebo, Landscaped, Lawn, Many Trees		

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 END UNIT with brand-new flooring throughout. This charming 3-bedroom, 3-bath home is located in the desirable Sylvan Lake, close to schools and everyday amenities—an excellent option for first-time buyers or investors. The main floor offers a spacious living area, convenient half bath, and a functional kitchen with ample cabinetry and a large pantry. Added value includes a double garage and a practical layout for everyday living.