

**115 Hampton Crescent  
Sylvan Lake, Alberta**

**MLS # A2269127**



# \$509,900

<b>Division:</b>	Hampton Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome to 115 Hampton &ndash; a spacious and stylish two-storey home offering 1,525 sq ft of thoughtfully designed living space! This 3-bedroom, 2.5-bathroom home is perfect for families, professionals, or anyone looking for a comfortable and functional layout in a great neighborhood. Step inside to an open-concept main floor that features durable vinyl plank flooring, large windows, and a bright, welcoming atmosphere. The kitchen is complete with a large island, plenty of cabinetry, and flows effortlessly into the dining and living areas ideal for entertaining or family nights in. Upstairs, you'll find three generously sized bedrooms, including a roomy primary with a walk-in closet and a private 4-piece bathroom. The upper-level laundry adds convenience, while the basement offers potential for future development. Located in a family-friendly community with parks, schools, and shopping nearby, 115 Hampton is a phenomenal place to call home. Photos are REPRESENTATIVE.