4 Hagerman Road
Sylvan Lake, Alberta

MLS # A2274450

$389,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	**Age:**	2002 (24 yrs old)
Beds:	3	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood, Slate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R5
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, Pantry		

Inclusions:	N/A

Nestled in the charming lake town of Sylvan Lake, this beautiful bi-level home is perfect for families looking for comfort, convenience, and year-round lake life enjoyment. As you step inside, you're welcomed by a bright living room with large windows that fill the space with natural light. Just a few steps up, the open-concept dining area flows seamlessly into the well-appointed kitchen, featuring granite countertops, a pantry, and ample cabinet space for all your storage needs. A door off the kitchen leads to the backyard, where you'll find a double detached garage. The main level also hosts a spacious primary bedroom, a second bedroom, and a large four-piece bathroom. Downstairs, the fully finished lower level offers even more living space, including a third bedroom, another four-piece bathroom, and a generous family room with a cozy corner gas fireplace and built-in wet bar—perfect for entertaining. The laundry area is also conveniently located on this level. Situated close to schools, shopping, and playgrounds, this home is just a short walk or quick drive to the lake, making it easy to enjoy Sylvan Lake’s waterfront activities in every season. Plus, with Red Deer only 15 minutes away, commuting is a breeze. Don’t miss this opportunity to own a fantastic home in one of Alberta’s most desirable lake communities!