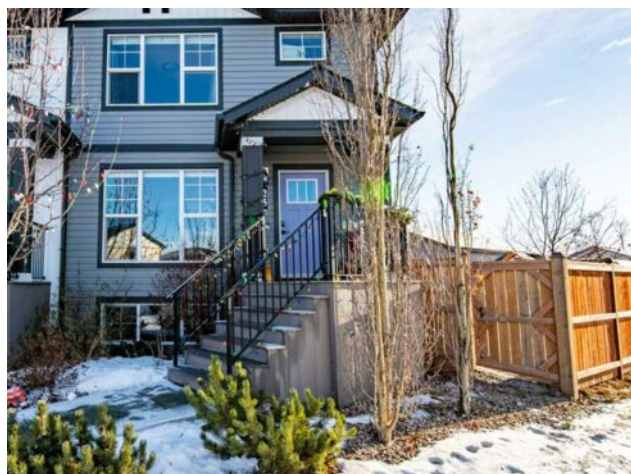


25 Hawthorn Place  
Sylvan Lake, Alberta

MLS # A2278209



# \$420,000

|                  |                                                                             |               |                  |
|------------------|-----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Hewlett Park                                                                |               |                  |
| <b>Type:</b>     | Residential/Five Plus                                                       |               |                  |
| <b>Style:</b>    | 2 Storey                                                                    |               |                  |
| <b>Size:</b>     | 1,272 sq.ft.                                                                | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 3                                                                           | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Double Garage Detached                                  |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Lawn, Level, N |               |                  |

|                    |                         |                   |    |
|--------------------|-------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Aluminum Siding         | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features       |                   |    |

**Inclusions:** Central air conditioner, dishwasher, microwave, refrigerator, stove, washer/dryer, water softener, window coverings, bench in dining area, wall tree/organizer in dining area

Welcome Home to Space, Comfort & Family Living—Just Minutes from the Lake! Tucked away on a quiet dead-end road in a friendly, family-oriented community, this fully finished home checks every box for growing families and those who love to entertain. With a school nearby and the lake just an easy 8-minute walk away, this is a place where kids can play, neighbors know each other, and weekends are meant to be enjoyed. The upper level features three generous bedrooms, including a relaxing primary retreat with private ensuite, plus a 4-piece main bath perfect for kids and guests. Large windows throughout the home fill the space with natural light, creating a bright and welcoming feel. The open main floor is designed for everyday life and family gatherings, offering a convenient half bath, and a charming built-in bench in the eating area with hidden storage—perfect for busy mornings, homework time, or extra seating when guests arrive. The kitchen is a true hub of the home, complete with stainless steel appliances, abundant cabinetry, and an eat-up island where everyone naturally gathers. Step through the deck doors to a large deck overlooking the 4828 sq/ft, fully fenced backyard—ideal for kids, pets, and summer BBQs. Downstairs, the professionally developed basement offers a spacious, open entertainment area with room to add a fourth bedroom by simply adding a wall. A stylish 4-piece bathroom, dedicated laundry, and plenty of storage make this lower level both functional and flexible for a growing family or guests. Additional features include central A/C, a 1-year-old water softener, and an impressive 22x24 detached garage, heated with natural gas, extra-tall, and loaded with storage space in the rafters—perfect for tools, toys, and seasonal items. The yard is ready for family fun with space for a hot tub (professionally

wired), a kids's play centre, and even room for a holiday trailer. This is more than a house—it's a place to raise a family, build memories, and enjoy the lifestyle this community offers.