

\$319,900 - 23 Herder Drive, Sylvan Lake

MLS® #A2090085

\$319,900

5 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.15 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this beautiful, 5 bedroom, family home, in Sylvan Lake. Close to schools and shopping, the location is perfect for getting around town and is walkable to the beach. The upper level boasts three inviting bedrooms, including a primary bedroom with a 4-piece ensuite, offering your own private retreat. Three full bathrooms eliminate the morning rush and cater to your family's comfort. The living room, graced by a gas fireplace, creates an inviting ambiance for intimate gatherings and lively entertaining. The kitchen boasts an island, perfect for meal prep and entertaining, and pantry and coffee bar area. Downstairs, a spacious family room awaits, ideal for kids' play or cherished family movie nights. Recent renovations include the addition of plush carpet and resilient vinyl flooring, combining style with practicality. With a new furnace (2021) and roof shingle replacement in 2016, this home assures your peace of mind. Outdoors, the expansive yard beckons for endless summer and winter activities, boasting a convenient parking pad in the rear and the potential for a future garage. The deck features a convenient gas line, simplifying your outdoor cooking. This Sylvan Lake gem offers the ultimate in comfort and family living - a home that has been maintained, updated, and loved. Make it your own and start creating cherished memories today.

Built in 1999



Essential Information

MLS® #	A2090085
Price	\$319,900
Sold Price	\$335,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,139
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	23 Herder Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y7

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	Central Vacuum, Kitchen Island, Sump Pump(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 27th, 2023
Date Sold	November 11th, 2023
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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