

\$475,000 - 35 Heenan Crescent, Sylvan Lake

MLS® #A2114811

\$475,000

5 Bedroom, 3.00 Bathroom, 1,258 sqft
Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

Nestled on a quiet crescent and backing on to an expansive green space, this beautiful bungalow is COMPLETELY RENOVATED and MOVE-IN READY! The curb appeal is crisp and clean. Your cars will stay cozy in the double attached, fully finished, and heated garage. The large driveway provides plenty of additional parking. Once inside you will appreciate the flow of the open floor plan. The pleasing colour palette feels airy and bright, while the large windows add a welcome glow. Lounge in the large living room while enjoying the warmth of the gas fireplace, surrounded in stylish shiplap. The kitchen offers beautiful cabinetry with NEWER stainless steel appliances and kitchen window. The dining room has a pretty picture window and is accented by a vaulted ceiling. Step thru the garden door on to the expansive tiered deck that leads down to the fully fenced and landscaped yard. Enjoy sipping a glass of wine while gazing out at the green space beyond. The spacious master bedroom boasts wall to wall closets and a barn door that leads to the 3-piece ensuite. Enjoy the ease of main level laundry and the NEW washer and dryer! Two additional bedrooms and a 4-piece bathroom complete this floor. Need more room for the kids to romp?! Head downstairs and have some fun in the fantastic rec/games room. Ideal for older children or company, this lower level offers two large bedrooms and a 3-piece bathroom. The utility room provides the perk of added storage space. Additional upgrades



include: newer furnace, exterior doors, and window coverings in 2021. Conveniently close to schools, parks, and shopping. With plenty of space for the whole family, this could be the perfect home for you!

Built in 1999

Essential Information

MLS® #	A2114811
Price	\$475,000
Sold Price	\$470,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,258
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	35 Heenan Crescent
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z8

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Greenbelt, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 29th, 2024
Days on Market	46
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Sylvan Lake
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