

\$383,000 - 54 Herder Drive, Sylvan Lake

MLS® #A2118932

\$383,000

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

Experience timeless allure and functionality in this 4-bed, 2-bath Sylvan Lake residence! Nestled on a spacious corner lot, every aspect of this home exudes comfort and convenience. Inside, fresh paint coats the walls, doors, and ceilings, creating a luminous and welcoming ambiance. New carpeting adds a touch of opulence, perfectly complementing the contemporary interior design. The heart of the home, the living room, features a charming gas fireplace, ideal for both entertaining guests and unwinding with family. The spacious kitchen boasts a pre-installed gas line for the stove, enhancing cooking convenience and efficiency. With recently replaced fridge and dishwasher, your culinary adventures are supported by modern appliances. This residence caters to family needs with four bedrooms plus a bonus room/office, ensuring flexibility to accommodate various lifestyles. Two bathrooms, including one with in-floor heating in the basement, prioritize convenience and comfort. The double detached insulated and heated garage provides ample space for storage or hobbies, while the newer garage heater guarantees year-round comfort. Outdoors, the expansive corner lot offers ample space for outdoor activities and gardening, with 220 wiring ready for a hot tub installation, creating the ultimate relaxation oasis. With recent upgrades including a new roof, smoke detectors, and various updates, this home is move-in ready. Don't miss the opportunity to make this



exceptional Sylvan Lake property your own.
Schedule a showing today to discover all it has
to offer.

Built in 1999

Essential Information

MLS® #	A2118932
Price	\$383,000
Sold Price	\$383,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,103
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	54 Herder Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Y6

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Side, Heated Garage, Insulated

Interior

Interior Features	No Smoking Home, Vinyl Windows
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Appliances	Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	June 4th, 2024
Days on Market	60
Zoning	R1
HOA Fees	0.00

Listing Details

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