

\$425,000 - 1 Hallgren Drive, Sylvan Lake

MLS® #A2140440

\$425,000

4 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

Situated across from a large park, playground, and school and on a large corner lot, this substantially renovated home is turn key and move in ready! A long list of renovations and upgrades include all new flooring, dual stage high efficient furnace (2022), central A/C (2022), hot water tank (2021), windows, trim and casings, refinished kitchen cabinetry, and more! This home sits on a huge corner lot but doesn't have the extra sidewalk to shovel, and has a heated and finished 24x24 garage with attic storage and a paved back alley, and plenty of space for RV parking! Step inside to a huge front living room space with high ceilings and large windows that leads up into your kitchen and dining room areas. The kitchen offers an abundance of cabinetry with a large corner pantry, island with bar seating, and upgraded stainless steel appliances including a brand new dishwasher. The adjacent eating area provides access out to the large deck with glass railings through sliding patio doors, where you can enjoy a view over the park and green space across the street, or watch the kids as they enjoy the large backyard space. Three bedrooms on the main floor include two nicely sized kids rooms that share a 4 pce bath, while the large primary bedroom has its own private 3 pce ensuite. The basement has a separate entry into the backyard, and offers a huge family room space, perfect for your home theatre, along with a 4th bedroom and a 3 pce bathroom. Laundry won't ever feel like a chore



in this massive and bright laundry room space, which could easily be converted back into a 5th bedroom if needed as it has a window and a closet. This great basement space is finished off with a large storage room area. This home is a complete package with nothing left to do but move in and enjoy!

Built in 1996

Essential Information

MLS® #	A2140440
Price	\$425,000
Sold Price	\$428,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,140
Acres	0.14
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1 Hallgren Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1T4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Off Street

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	June 22nd, 2024
Days on Market	4
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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