

# \$444,900 - 97 Herder Drive, Sylvan Lake

MLS® #A2150195

**\$444,900**

6 Bedroom, 3.00 Bathroom, 1,132 sqft

Residential on 0.15 Acres

Hewlett Park, Sylvan Lake, Alberta

Over 2300 sq ft of living space means room for everyone! This 6 bed, 3 bath bi level home has it all....in floor heat, double attached garage and a huge south facing deck with a pergola for outside enjoyment. Under the deck is a clever workshop area complete with 2 operational garage doors for storage, tinkering or wherever your mind takes you. This home has been well looked after with new shingles in 2020, new dishwasher in 2023, new washer/dryer in 2019 and the A/C unit received a new compressor in 2021. Very large landscaped corner lot and easy access to main roads/highway make this home yours for \$2,467.82/month\* plus taxes and interest (based on 5% down, 5 year term, 5.04% interest and an amortization period of 25 years).

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2150195  |
| Price          | \$444,900 |
| Sold Price     | \$430,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,132     |
| Acres          | 0.15      |
| Year Built     | 2002      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 97 Herder Drive |
| Subdivision | Hewlett Park    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S2K3          |

### Amenities

|                |                                                                                                                                                                                  |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                                |
| Parking        | Additional Parking, Alley Access, Boat, Carport, Double Garage Attached, Drive Through, Garage Door Opener, Heated Garage, Insulated, Off Street, Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                                 |
| Fireplaces        | Family Room, Gas                                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                                    |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Storage                                      |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Landscaped |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Mixed                                                                    |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 16th, 2024  
Date Sold                         August 3rd, 2024  
Days on Market                18  
Zoning                             R1  
HOA Fees                        0.00

**Listing Details**

Listing Office                    Concept Realty Group Inc.

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