

\$345,000 - 38 Heenan Crescent, Sylvan Lake

MLS® #A2150629

\$345,000

5 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to your new home, 38 Heenan Crescent in Sylvan Lake! As you step into the spacious entryway of this charming bi-level, you™re greeted by a bright living room with vaulted ceilings. The functional kitchen and dining combo, featuring ample counter space, a large pantry, and a one-year-old dishwasher, is perfect for preparing family meals and entertaining guests. From the dining area, step out onto the large deck – an ideal spot for summer barbecues and enjoying your morning coffee.

The main floor continues with a primary bedroom that offers a new toilet, a 3-piece ensuite, and a walk-in closet, creating a private retreat for relaxation. Two additional good-sized bedrooms and a newly tiled 4-piece bath with a new toilet complete this level, providing ample space for family or guests.

Head downstairs to the finished basement, where you™ll find an oversized family room perfect for movie nights or a game room.

There are 2 additional bedrooms, which could serve as office space, offer flexibility to suit your needs. There is a full bath framed and roughed in. The separate entrance in the walk-up basement, adds convenience and potential for a separate suite. Modern updates like the new hot water heater and a sump with backup and backflow valve ensure peace of mind.

Outside, the large fully fenced yard provides a safe and spacious area for children and pets



to play. With off-street parking and two sheds for storage, you have all the space you need for vehicles and outdoor equipment. The home's shingles, replaced just seven years ago, add to the property's appeal and longevity.

This home is more than just a place to live; it's a place to create lasting memories. Picture yourself here, enjoying the blend of comfort, functionality, and modern updates that make this house the perfect place to call home.

Built in 2000

Essential Information

MLS® #	A2150629
Price	\$345,000
Sold Price	\$340,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,210
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	38 Heenan Crescent
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z8

Amenities

Parking Spaces	2
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Parking	Off Street
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Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 7th, 2024
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

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