# \$449,900 - 97 Herder Drive, Sylvan Lake

MLS® #A2159688

## \$449,900

6 Bedroom, 3.00 Bathroom, 1,056 sqft Residential on 0.15 Acres

Hewlett Park, Sylvan Lake, Alberta

Second chances don't happen often..if you possed oiy on this home the first time around don't let it happen again!! Over 2300 sq ft of living space with quick access to main roads!!! Not far from Sylvan Lake this home has plenty of room for everyone! With 6 bed, 3 bath there isn't much missing that a person could want in a home-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).

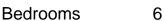
Built in 2002

# **Essential Information**

MLS® # A2159688

Price \$449,900

Sold Price \$460,000









Bathrooms 3.00 Full Baths 3

Square Footage 1,056
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 5

Parking Double Garage Attached, Off Street, RV Access/Parking

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High

Ceilings, Kitchen Island, Pantry, Storage, Track Lighting, Vinyl Windows

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s),

Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Entrance, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Gentle Sloping, Street

Lighting, Underground Sprinklers

Roof Asphalt Shingle

Construction Mixed, Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 21st, 2024

Date Sold September 3rd, 2024

Days on Market 13

Zoning R1

HOA Fees 0.00

## **Listing Details**

Listing Office Concept Realty Group Inc.

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