

\$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 passed 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
Bedrooms	6



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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