

\$339,900 - 14 Hallgren Drive, Sylvan Lake

MLS® #A2177990

\$339,900

3 Bedroom, 3.00 Bathroom, 1,131 sqft

Residential on 0.13 Acres

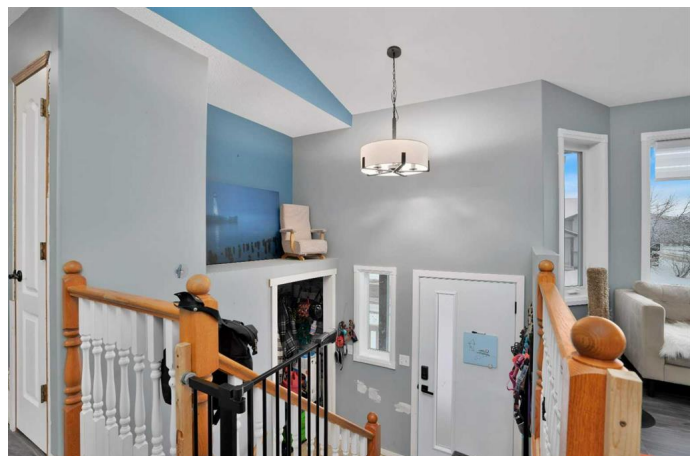
Hewlett Park, Sylvan Lake, Alberta

This spacious family home on an wide lot is a rare equity-building opportunity in today's market. Setting the stage for value is the open layout, rear-entry basement, proximity to the lake, 52' wide lot AND the super convenient laneway allowing for stress-free parking of any trailer, RV or boat. The property requires TLC and neglected maintenance so there is work to do, but the benefit will be well worth the effort. Spanning 1,131 sq. ft., this 3-bed, 3-bath residence is conveniently located within walking distance to schools, shopping, parks, the beach, arena, and the aquatic centre making it a perfect place for families or investors.

Inside, the bright, open layout is highlighted by large windows and a corner, gas fireplace in the living room. The kitchen is equipped with ample cabinetry and counter space, perfect for hosting gatherings. Newer laminate flooring extends through the main floor and only requires some finishing touches or start fresh with your own style. Generous room sizes throughout add to the home's potential and the ensuite and walk in closet completes the primary bedroom.

The lower level features a welcoming family room complete with a second fireplace, a sizable bedroom, and a rough-in for a future wet bar. The rear-entry basement provides convenient access to the backyard and opens the door for future rental opportunities.

Outside, the property boasts an oversized upper deck off the nook, a lower patio, and



ample space in the large backyard for a future garage. The rear parking/RV pad enhances practicality and convenience. With a bit of investment and creativity, this property could transform into a fantastic family home or profitable investment.

Built in 1996

Essential Information

MLS® #	A2177990
Price	\$339,900
Sold Price	\$327,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,131
Acres	0.13
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	14 Hallgren Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1T4

Amenities

Parking Spaces	3
Parking	Alley Access, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Laminate Counters, Sump Pump(s), Walk-In Closet(s)
Appliances	See Remarks

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Level, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2024
Date Sold	November 29th, 2024
Days on Market	22
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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