

# \$417,700 - 123 Hinshaw Drive, Sylvan Lake

MLS® #A2179023

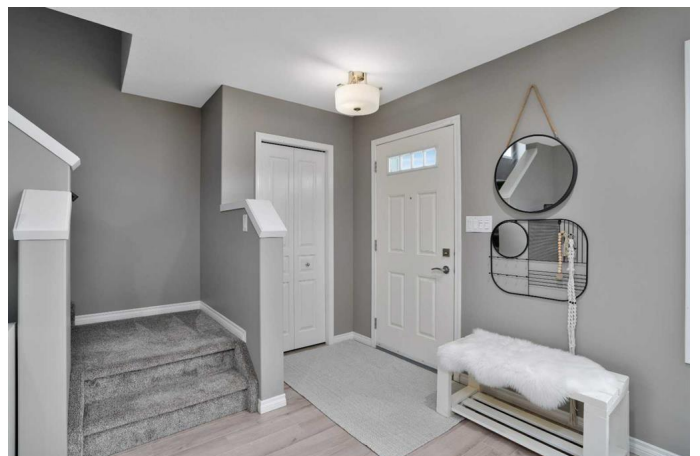
**\$417,700**

3 Bedroom, 4.00 Bathroom, 1,310 sqft  
Residential on 0.11 Acres

Hampton Pointe, Sylvan Lake, Alberta

FULLY FINISHED | WALKING DISTANCE TO SYLVAN LAKE | ROOM TO BUILD LARGE GARAGE ~ Step into this inviting open concept 2-storey home, perfectly positioned within walking distance to the Lake, ready to welcome your family. Boasting beautiful new lighting fixtures, a new refrigerator, washer, and dryer, and a fully fenced back yard. ~ The main floor features durable laminate flooring and a living room bathed in natural light from large windows. The kitchen offers dark stained cabinetry and a sit-up island, ideal for casual meals or morning coffee. Adjacent to the kitchen, a large dining area provides access to the deck, setting the stage for delightful summer barbecues. A convenient 2-piece bath completes this level. ~ Upstairs, you'll find three bedrooms and two full bathrooms, including a large primary bedroom with a 3-piece ensuite, ensuring private and comfortable living quarters for all family members. ~ The downstairs area has a fully finished basement, featuring a 4-piece bath and a family room area—ideal for entertainment or relaxation—with permits in place. ~ With ample room in the the newly fully fenced yard for a future garage, this property not only meets your current needs but also offers possibilities for expansion. Don't miss out on making this well-appointed home your new haven, just a short stroll from the lake and local amenities.

Built in 2015



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2179023    |
| Price          | \$417,700   |
| Sold Price     | \$405,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,310       |
| Acres          | 0.11        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 123 Hinshaw Drive |
| Subdivision | Hampton Pointe    |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 2P1           |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 2                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

## Interior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Walk-In Closet(s) |
| Appliances        | See Remarks                                        |
| Heating           | Forced Air, Natural Gas                            |
| Cooling           | None                                               |
| Has Basement      | Yes                                                |
| Basement          | Finished, Full                                     |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2024 |
| Date Sold      | December 6th, 2024  |
| Days on Market | 23                  |
| Zoning         | R5                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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