

# \$279,900 - 5, 2 Hinshaw Drive, Sylvan Lake

MLS® #A2232529

**\$279,900**

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.07 Acres

Hewlett Park, Sylvan Lake, Alberta

Time Buyers & Investors Welcome to this delightful 3-bedroom, 3-bathroom home nestled in the sought-after Hewlett Park community of Sylvan Lake. Perfectly suited for first-time homebuyers, savvy investors, or those seeking a tranquil summer retreat, this property offers both comfort and potential. Key Features: Spacious Living Areas: The main floor boasts a generous living room, a convenient half-bath, and a well-appointed kitchen featuring a large pantry and ample cupboard space—ideal for culinary enthusiasts. Comfortable Bedrooms: Upstairs, you'll find three inviting bedrooms, including a master suite complete with a private ensuite bathroom. Unfinished Basement: The basement awaits your personal touch, offering the flexibility to create additional living space tailored to your needs. Prime Location: Situated close to the serene shores of Sylvan Lake, this home is just minutes away from local amenities, shopping centers, and recreational facilities. Community Highlights: Hewlett Park is renowned for its family-friendly atmosphere and proximity to outdoor activities. Whether you're boating on the lake, enjoying a leisurely walk in the park, or exploring local shops and eateries, this neighborhood provides a vibrant and welcoming environment. Opportunity Awaits: Don't Miss Out: Whether you're looking for your first home, a smart investment, or a peaceful getaway, this property offers the perfect blend of comfort, potential, and location.. Take the



first step toward making this charming house  
your new home

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2232529      |
| Price          | \$279,900     |
| Sold Price     | \$277,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,323         |
| Acres          | 0.07          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 5, 2 Hinshaw Drive |
| Subdivision | Hewlett Park       |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S 2J2            |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Visitor Parking                                                     |
| Parking Spaces | 2                                                                   |
| Parking        | Double Garage Attached, Alley Access, Garage Faces Rear, Off Street |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Vinyl Windows, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s)    |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Garage Control(s) |

|              |                      |
|--------------|----------------------|
| Heating      | Central, Natural Gas |
| Cooling      | None                 |
| Has Basement | Yes                  |
| Basement     | Full, Unfinished     |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Lighting                                        |
| Lot Description   | Back Lane, Gazebo, Lawn, Landscaped, Many Trees |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame, Vinyl Siding                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 22nd, 2025 |
| Date Sold      | July 7th, 2025  |
| Days on Market | 15              |
| Zoning         | R3              |
| HOA Fees       | 0.00            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.