

# \$269,900 - 6, 10 Harrison Road, Sylvan Lake

MLS® #A2234616

**\$269,900**

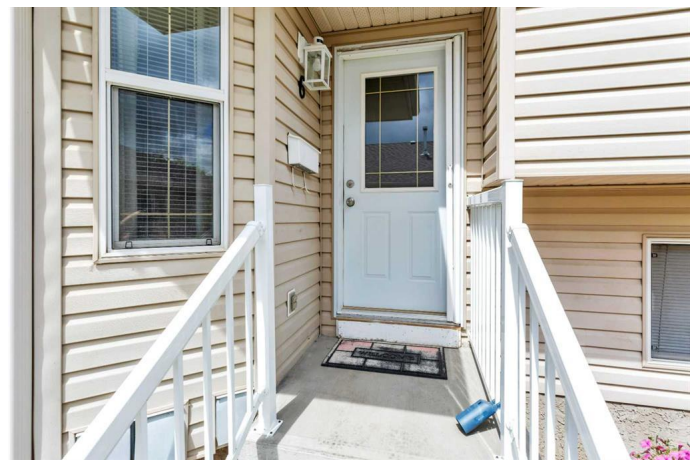
3 Bedroom, 2.00 Bathroom, 906 sqft

Residential on 0.00 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home nestled in a sought-after and well-managed condo complex. This charming residence offers a functional 4-level split layout, providing generous space, privacy, and a seamless flow ideal for everyday living and entertaining. The moment you walk in, you'll appreciate the warmth of the hardwood floors and the abundance of natural light streaming through large windows, creating an inviting and airy ambiance throughout. Every level is fully developed, offering versatile spaces to suit your lifestyle—whether you're hosting guests, working from home, or simply relaxing. The lower level features a fantastic workshop area, perfect for DIY projects, hobbies, or extra storage. A single attached garage adds convenience, keeping your vehicle secure while offering additional space for tools or seasonal items. This home also includes a water softener system, adding to the comfort and efficiency of your daily routine. Located in a quiet, well-kept condo community, residents enjoy a low-maintenance lifestyle with the added bonus of being close to excellent schools, shopping, parks, and amenities. Whether you're a first-time buyer, a small family, or someone looking to downsize without compromise, this home is move-in ready and waiting for you.

Built in 1999



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234616      |
| Price          | \$269,900     |
| Sold Price     | \$259,575     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 906           |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Sold          |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 6, 10 Harrison Road |
| Subdivision | Hewlett Park        |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 1X1             |

## Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Amenities      | Parking                                                                     |
| Parking Spaces | 1                                                                           |
| Parking        | Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Attached |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters, Sump Pump(s), Central Vacuum, See Remarks |
| Appliances        | See Remarks                                                  |
| Heating           | Fireplace(s), Forced Air, Natural Gas                        |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Living Room, Gas                                             |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, See Remarks   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Date Sold      | July 29th, 2025 |
| Days on Market | 29              |
| Zoning         | R3              |
| HOA Fees       | 0.00            |

**Listing Details**

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

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