

# \$400,000 - 4 Hagerman Road, Sylvan Lake

MLS® #A2203110

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.12 Acres

Hewlett Park, Sylvan Lake, Alberta

Nestled in the charming lake town of Sylvan Lake, this beautiful bi-level home is perfect for families looking for comfort, convenience, and year-round lake life enjoyment. As you step inside, you're welcomed by a bright living room with large windows that fill the space with natural light. Just a few steps up, the open-concept dining area flows seamlessly into the well-appointed kitchen, featuring granite countertops, a pantry, and ample cabinet space for all your storage needs. A door off the kitchen leads to the backyard, where you'll find a double detached garage. The main level also hosts a spacious primary bedroom, a second bedroom, and a large four-piece bathroom. Downstairs, the fully finished lower level offers even more living space, including a third bedroom, another four-piece bathroom, and a generous family room with a cozy corner gas fireplace and built-in wet bar—perfect for entertaining. The laundry area is also conveniently located on this level. Situated close to schools, shopping, and playgrounds, this home is just a short walk or quick drive to the lake, making it easy to enjoy Sylvan Lake's waterfront activities in every season. Plus, with Red Deer only 15 minutes away, commuting is a breeze. Don't miss this opportunity to own a fantastic home in one of Alberta's most desirable lake communities!

Built in 2002



## Essential Information

MLS® #	A2203110
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4 Hagerman Road
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K3

## Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Granite Counters, Pantry
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	45
Zoning	R5

### **Listing Details**

Listing Office	TREC The Real Estate Company
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