

# \$509,900 - 40 Hallgren Drive, Sylvan Lake

MLS® #A2241284

**\$509,900**

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.16 Acres

Hewlett Park, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL ~ BACKING ONTO A TREED GREEN SPACE ~ DOUBLE ATTACHED GARAGE + RV PARKING ~ Mature landscaping in the front yard creates eye catching curb appeal ~ Covered front entry welcomes you to a bright foyer with over 15' ceilings ~ Open concept main floor layout is complemented by 10' ceilings, creating a feeling of spaciousness ~ The living room has a large west facing window, filling the space with natural light, and is centred by a cozy gas fireplace ~ More large windows in the dining room, where you can easily host large gatherings, plus garden door access to the covered deck and backyard ~ The kitchen offers an abundance of white cabinets loaded with extra large storage drawers, crown mouldings, and a built in desk, plus tons of counter space, full tile backsplash, walk in corner pantry, window above the sink overlooking the backyard and a raised eating bar ~ Generous size bedroom on the main level has ample closet space and is conveniently located next to the 4 piece main bathroom ~ The private primary bedroom is located on it's own level and can easily accommodate a king size bed with space for a sitting area, offers a walk in closet with built in shelving and drawers, and an oversized ensuite with ample counter space, built in shelving, linen storage and a walk in tile shower ~ The fully finished basement with large above grade windows, 9' ceilings and



operational in floor heat offers a spacious family room, two bedrooms, a 3 piece bathroom, laundry, mud room with walk up access to the garage and space for storage ~ 23' L x 24' W double attached garage is insulated, finished with painted drywall, has built in shelving and a convenient man door leading to the RV parking pad (over 60' long) and backyard ~ The west facing backyard is fully fenced beautifully landscaped with mature trees, shrubs and perennials, has a fire pit, lower patio, enclosed space below the deck and a shed offering tons of storage ~ Direct access through the back gate leads to a treed green space with walking trails ~ Excellent location; close to tons of great shopping and dining, close to schools, parks, walking trails with easy access to the beach and downtown.

Built in 1998

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2241284          |
| Price          | \$509,900         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,262             |
| Acres          | 0.16              |
| Year Built     | 1998              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 40 Hallgren Drive |
| Subdivision | Hewlett Park      |
| City        | Sylvan Lake       |
| County      | Red Deer County   |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T4S 1W6 |

### Amenities

|                |                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Natural Gas Connected, Electricity Connected                                                                                                                   |
| Parking Spaces | 6                                                                                                                                                              |
| Parking        | Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Insulated, RV Access/Parking, Concrete Driveway, Garage Faces Front, Gravel Driveway |
| # of Garages   | 2                                                                                                                                                              |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer                                                                                                                |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                             |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                                                                                           |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Neighbours Behind, Rectangular Lot, See Remarks, Treed |
| Roof              | Asphalt Shingle                                                                                                                   |
| Construction      | Vinyl Siding, Wood Frame                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 15              |
| Zoning         | R1              |

### Listing Details

Listing Office

Lime Green Realty Central

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