

33 Hagerman Road  
Sylvan Lake, Alberta

MLS # A2162671



## \$456,900

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,125 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Silent Floor Joists, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Shed

Located in the desirable Hewlett Park subdivision, this well-maintained home offers five bedrooms and three baths, providing ample space for family living and entertaining. The bright, open layout features vaulted ceilings in the living, dining, and kitchen areas, leading to a rear deck with views of the landscaped yard, a 22 x 22 double garage, and a 12 x 12 storage shed. Enjoy the expansive master bedroom with a 4-piece ensuite, while the lower level includes a large family room, two additional bedrooms, and a storage/laundry room. Only a 5 min walk to the beach . A/C, Humidifier and water softener in 2022 and New garage shingles in 2024.