

85 Herder Drive  
Sylvan Lake, Alberta

MLS # A2164362



## \$444,900

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Lawn		

<b>Heating:</b>	Mid Efficiency, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Fire Pit, Shed, Fire Place downstairs, TV Mounts

If you are looking for a lovely family home with 5 bedrooms and 3 full baths in the desirable community of Hewlett Park, look no further. Offering 1352 sqft of modern living space, this property is ideal for families seeking comfort and convenience. Inside, on the main floor, you can cozy up to the gas fireplace and enjoy the open-concept floorplan with the functional kitchen and dining area. The kitchen offers modern comforts: 2 pantries, a kitchen island, stainless steel appliances, and tons of counter space and storage. Step outside from the kitchen onto the rear deck to indulge in outdoor living and enjoy the fire pit with family and friends. The main level features a four-piece bathroom along with three spacious bedrooms. One is the primary suite, which boasts a large walk-in closet and a four-piece ensuite bathroom. Downstairs is an additional living room, two spacious bedrooms, an office, and a three-piece bathroom. Updates include new flooring, paint, baseboards, and air conditioning for those hot days. This home is located in a mature neighborhood, close to schools, parks, playgrounds, shopping, golf, and highway access, with easy access to downtown Sylvan and the many year round activities it has to offer.