

## 9 Hagerman Close Sylvan Lake, Alberta

MLS # A2166690



# \$474,900

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,235 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Heater		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Interior Lot, Landscaped, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, 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, Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, HOOD FAN, BLINDS, WASHER & DRYER, GARAGE DOOR OPENER, GARAGE DOOR CONTROL-1, POOL TABLE, ROLL TOP DESK. MURPHY BED, CENTRAL AIR CONDITIONING UNIT

Nestled on a serene close in Hewlett Park, this charming bi-level home offers 1,235 sq. ft. of comfortable living space on a picturesque pie-shaped lot. Surrounded by towering poplar trees, you'll enjoy the tranquility of this quiet close while having the perfect setting for family gatherings or outdoor activities. Step inside to discover a well-designed layout featuring four spacious bedrooms, three bathrooms and a main-floor office or guest bedroom with custom Murphy Bed. This home boasts an open floor plan with plenty of sunshine pouring in this memory-making main floor. From the cozy fireplace to the roomy kitchen and dining area you will want for nothing. While this inviting living area is perfect for daily living, the large family room downstairs is a fantastic space for entertaining, complete with a pool table and still plenty of room for watching movies or cheering on your favorite sports teams. An additional two large bedrooms and loads of storage areas provide that extra space needed for a growing family. Plus the lower level bathroom even has a jet tub for those hideaway, spoil yourself nights. Enjoy the outdoors of this massive yard featuring two spacious decks that provide a perfect spot for morning coffee or evening BBQs. Plus, enclosed storage under the deck keeps your tools and toys dry in any season. The property is large enough for a second garage but currently has an RV parking pad that doubles as a sport's court - perfect for all your recreational fun if you don't have need for the extra parking. With air conditioning for those warm summer days and a front attached garage with overhead heater for added convenience, this much-loved, one-owner home is ready for your personal touch. Don't miss your chance to make this wonderful family home your own!