



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**25 Hammond Close
Sylvan Lake, Alberta**

MLS # A2294046



\$459,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,296 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, See Remarks		

Inclusions: Fridge, Stove, BI dishwasher, BI Microwave Hood Fan, Washer, Dryer, Window Coverings, Garage Door Opener, 1 Control

Large 1296 Square Foot Bi-level with Oversized Heated 26' x 30' Detached Garage and Low Maintenance Concrete, Fully Fenced Back Yard in Excellent location very close to the Lake!!! This home has everything you could want in Lake living with 5 Bedrooms, Media Room with Big Screen TV, Central Air Conditioning, Large Primary Bedroom with 4 piece ensuite, and the list goes on!!! Get ready to spend this summer at the lake with the house that has it all!!!