



**68 Herder Drive
Sylvan Lake, Alberta**

MLS # A2299966



\$429,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,200 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: stove, fridge, bi dishwasher, washer/dryer, window coverings, garage opener 1 control

Spacious 5 bedroom, 3 bathroom family home ideally located close to schools, parks, playgrounds, and the lake. The bright living room features vaulted ceilings, while the functional kitchen offers a centre island, corner pantry, and a window over the sink—perfect for keeping an eye on the kids. The dining area opens to a west-facing backyard with a two-tier deck, ideal for outdoor living. The primary bedroom includes double closets and a 4-piece ensuite, along with two additional bedrooms and a full bathroom on the main floor. The fully developed basement features two more bedrooms, a large family room, and a spa-inspired bathroom with a jetted tub, plus laundry and storage space. Outside, enjoy a landscaped and fully fenced yard, detached heated garage with workbench, and convenient 24 ft RV parking.