



**19 Heenan Crescent
Sylvan Lake, Alberta**

MLS # A2308288



\$464,999

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,213 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows		

Inclusions: Above ground pool, Hot tub, Pool Table

If you are looking for a well cared for, affordable family home full of great features then, welcome home! Located in a quiet area, backing onto a small green space, and includes both a pool and hot tub!. Your family can move right in and enjoy everything this property has to offer. There are 4 bedrooms, 3 baths, huge family/rec room, 2 fireplaces & beautifully landscaped/ fenced backyard. This is one of the cleanest homes you can find on the market. Entertain with direct access from the kitchen to the multi tier deck, hot tub, and pool. Some updates include: hot water tank(2025), hot tub controls(2025), pool heater(2024), new shingles+ leaf filter installed(2019).