



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

4 HARRISON Road  
Sylvan Lake, Alberta

MLS # A2312112



**\$479,900**

<b>Division:</b>	Hewlett Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Street Lighting		

<b>Heating:</b>	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	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Beautifully maintained bi-level in desirable Hewlett Park, directly across from C.P. Blakely School. This 4 bedroom, 3 bathroom home offers 1,157 sq. ft. above grade with a bright, functional layout ideal for families, first-time buyers, or investors. The main floor features a sun-filled living room, comfortable dining area, and a well-planned kitchen with great flow for everyday living. Recent upgrades include new windows and doors, and all Poly-B plumbing has been professionally removed, adding valuable peace of mind and long-term value. The lower level offers an illegal self-contained 1 bedroom suite. Outside, you'll appreciate the oversized double detached garage with plenty of room for vehicles, storage, or a workshop setup, along with ample additional parking on the generous 6,600 sq. ft. lot. Ideally located close to schools, parks, shopping, and all the amenities Sylvan Lake has to offer, this is a fantastic opportunity in a welcoming, family-friendly neighbourhood.