



GRASSROOTS
REALTY GROUP

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22 Hawthorn Place
Sylvan Lake, Alberta

MLS # A2314362



\$359,900

Division:	Hampton Pointe		
Type:	Residential/Four Plex		
Style:	2 Storey Split		
Size:	1,285 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Vinyl Windows		

Inclusions:	n/a
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Stylish 3-Bed, 3-Bath Townhouse on a Family-Friendly Close! Perfectly situated steps from schools, playgrounds, and the beach, this two-storey townhouse is an ideal fit for families. The main floor features an open-concept layout with a modern kitchen equipped with stainless steel appliances, flowing naturally into the living and dining areas. Upstairs offers three comfortable bedrooms, including a generous primary suite complete with a private ensuite. A full unfinished basement provides endless potential to create the space you've always wanted, while the fully fenced backyard is perfect for kids, pets, and summer evenings outdoors.