



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**13 Hendrickson Bay
Sylvan Lake, Alberta**

MLS # A2329444



\$684,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Soaking Tub		

Inclusions: TV Mounts, 20' Vortex Swim Spa with Hot Tub and cover, Storage Shed

Rare quarter acre in town. This 2008 two-storey sits on a 10,900 sq ft south-facing pie lot at the quiet end of a cul-de-sac in Hewlett Park — fully fenced, fully landscaped, and with zero neighbor's looking in. Almost 2,700 sq ft of finished living space across three levels. The main floor opens around a gas fireplace with tile surround and mantel, flowing to a kitchen built for real use: glazed maple cabinetry, new countertops w/ center island and sink, deep corner pantry, full stainless package. Arch doorways, a tiled mudroom off the garage, and a 2 pc bath finish the level. Upstairs, the primary suite spans the entire width of the home — walk-in closet and a 5 pc ensuite with jetted tub, 4' bench-seat shower, newer counters and fresh custom tile. Two more bedrooms, a 4 pc bath, upper laundry, and a bonus room over the front with roughed-in wet bar, wine rack and maple cabinetry. Downstairs runs 9' ceilings and in-floor heat, with a fourth bedroom, 3 pc bath, and a bright space currently a gym — big windows keep it from ever feeling like a basement. 200 amp service, high-efficiency furnace, Navien commercial-grade on-demand hot water (2019), water softener, smart thermostat and pre-wired sound. Out back is the reason you'll buy it. A 20' Vortex swim spa (2020) — 6,684 liters split between hot tub and swim current with LED lighting and powerful jets. A two-tiered deck plumbed for the BBQ, stamped patio wrapped around the fire pit, dog run, and tool shed. Alley access through a 20' gate to an RV pad wired for 50-amp — keep the RV, and or build the dream detached garage. Walking trails, parks and schools minutes away, the beach not much further. This is a unicorn!