



**GRASSROOTS**  
REALTY GROUP

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17 hawthorn Place  
Sylvan Lake, Alberta

MLS # A2334499



**\$392,500**

|           |                                         |        |                   |
|-----------|-----------------------------------------|--------|-------------------|
| Division: | Hewlett Park                            |        |                   |
| Type:     | Residential/Five Plus                   |        |                   |
| Style:    | 2 Storey                                |        |                   |
| Size:     | 1,261 sq.ft.                            | Age:   | 2016 (10 yrs old) |
| Beds:     | 3                                       | Baths: | 3 full / 1 half   |
| Garage:   | Parking Pad                             |        |                   |
| Lot Size: | 0.05 Acre                               |        |                   |
| Lot Feat: | Back Lane, Back Yard, City Lot, Cleared |        |                   |

|             |                                         |
|-------------|-----------------------------------------|
| Heating:    | Forced Air                              |
| Floors:     | Carpet, Laminate, Linoleum              |
| Roof:       | Asphalt Shingle                         |
| Basement:   | Full                                    |
| Exterior:   | Vinyl Siding                            |
| Foundation: | Poured Concrete                         |
| Features:   | Kitchen Island, Open Floorplan, Storage |

|            |    |
|------------|----|
| Water:     | -  |
| Sewer:     | -  |
| Condo Fee: | -  |
| LLD:       | -  |
| Zoning:    | R3 |
| Utilities: | -  |

**Inclusions:** existing window coverings

Welcome to this beautifully finished three-bedroom townhouse, offering a functional floor plan, stylish details, and comfortable living space on every level. The home has had all walls repainted and the property was professionally cleaned! The bright main floor features attractive laminate flooring and large windows that fill the home with natural light. The kitchen offers rich dark cabinetry, stainless steel appliances, and a convenient breakfast bar—perfect for casual meals or entertaining. The adjoining dining area provides access to a two-tiered deck overlooking the fully fenced backyard. A large storage shed and a concrete parking pad with room for two vehicles add everyday convenience. A two-piece powder room completes the main level. Upstairs, the spacious primary bedroom includes a three-piece ensuite and generous closet space. Two additional bedrooms and a full four-piece bathroom make this level ideal for families, guests, or a home office. The fully finished basement adds even more living space with a large family or recreation room, another four-piece bathroom, and a separate laundry and storage area. Conveniently located near schools, parks, shopping, and everyday amenities, this move-in-ready townhouse offers excellent space, comfort, and value.