



GRASSROOTS
REALTY GROUP

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9 Harper Drive
Sylvan Lake, Alberta

MLS # A2342756



\$358,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	856 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Visit [REALTOR® website](#) for additional information. Here's your chance to own this fantastic four-bedroom, two-bath bi-level at 9 Harper Drive offering immediate possession, in a Sylvan Lake location that's hard to beat—within walking distance of an elementary school, just a few blocks from the lake and close to shopping. It's the kind of starter home that works because the important pieces are already here. The main floor feels bright and welcoming, with large windows bringing plenty of natural light into the living and dining areas. Fresh neutral paint, updated lighting and a clean, comfortable layout make the space easy to settle into. The kitchen offers plenty of counter space, white cabinetry and a practical peninsula that opens toward the dining area, keeping the main living spaces connected while still giving each one its own purpose. Two bedrooms, a full 4-piece bathroom and convenient main-floor laundry complete this level. Downstairs, two more bedrooms, a 3-piece bathroom and a spacious rec room with a cozy gas fireplace framed by a full-height tile surround create a comfortable second living area. Recent improvements include professionally replaced PEX plumbing, new LED lighting, new fans, fresh paint, updated flooring in the basement, front entry and main-floor bathroom, new trim throughout and newer window coverings. Shingles were completed in 2012 and the hot water tank is approximately eight years old. There's plenty to enjoy outside as well. The front deck gives you a comfortable spot to sit and enjoy the neighbourhood, while the backyard offers a patio, fire pit and gas line—ready for summer barbecues and evenings outdoors. A storage shed adds useful extra space for tools, bikes and seasonal gear, and there's plenty of rear parking with room for three full vehicles. With four bedrooms, two full bathrooms,

useful living space on both levels and a location close to schools, shopping and the lake, 9 Harper Drive is a practical and well-rounded opportunity to get into home ownership in Sylvan Lake.