



GRASSROOTS
REALTY GROUP

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52 Harper Drive
Sylvan Lake, Alberta

MLS # A2343492



\$459,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,149 sq.ft.	Age:	1998 (28 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: Fridge (2), Stove (2), BI Dishwasher, Washer, Dryer, Window Coverings, Storage Shed (1)

Welcome to 52 Harper Drive — a beautifully updated and exceptionally versatile home in Sylvan Lake! Offering 3 bedrooms and 2 bathrooms on the main level, plus a fully developed basement with 2 additional bedrooms and a full bathroom, and separate entrance from the back yard, this home provides plenty of space for a growing family, extended family, guests, or a potential renter. The main level features a bright, updated kitchen with a new large island, soft-close drawers, updated hardware, and upgraded lighting, creating a welcoming and functional space for both everyday living and entertaining. Fresh paint throughout gives the home a clean, modern feel, while the primary bedroom features an updated 3-piece ensuite. The fully developed basement adds even more versatility with the separate entrance, second kitchen, large living area, two good-sized bedrooms, full bathroom, laundry, and plenty of storage. A new window in the walkout basement door is another thoughtful recent improvement. Numerous updates throughout the home provide added peace of mind, including a new water softener and replacement of all Poly-B plumbing with PEX. The high-efficiency furnace, hot water tank, and sump pump have also been recently replaced. Upgraded lighting inside and out, along with updated hardware (door handles/hinges) throughout, completes the refreshed look. Step outside to enjoy the rear deck with a new pergola, creating a great space for entertaining and relaxing while overlooking the gorgeous backyard. The fully fenced yard was freshly stained this summer. The rear parking area has been levelled and improved with new gravel, providing additional parking and a great setup for a future garage. Located just minutes from Sylvan Lake's beach, amenities, shopping, and recreation, 52 Harper Drive offers an appealing combination of space,

updates, functionality, and location. Select furnishings may be available for purchase separately. A move-in-ready home with the flexibility to accommodate a variety of lifestyles — come see everything this property has to offer!