



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

123 Hinshaw Drive
Sylvan Lake, Alberta

MLS # A2344374



\$469,000

Division:	Hampton Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
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:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Walk-In Closet(s)		

Inclusions: Stove, Fridge, Microwave, Washer/dryers

This bright two-storey home sits in a quiet, growing community and features a stylish main-floor living room with an electric fireplace, main-level laundry, and three upstairs bedrooms including a spacious primary with a three-piece ensuite. A self-contained lower-level suite with its own private entrance, full kitchen, and in-suite laundry is ideal for extended family or multi-generational living. Central air conditioning, rear parking for three vehicles, and walking distance to schools and parks.