



GRASSROOTS
REALTY GROUP

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**14 Hawthorn Place
Sylvan Lake, Alberta**

MLS # A2345646



\$370,000

Division:	Hampton Pointe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,266 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: Shed (x2), Gazebo

This two-storey townhouse offers 3 bedrooms, 3.5 bathrooms and a functional layout designed for comfortable everyday living and NO CONDO FEES. The main floor features a bright open-concept design, bringing the living, kitchen, and dining areas together in one inviting space. Vinyl plank flooring flows throughout the main and upper levels, creating a clean, cohesive look. The kitchen offers dark cabinetry, stainless steel appliances, a new fridge, and a convenient island for additional prep space and casual seating. The spacious dining area is filled with natural light from a large window, while a convenient half bath completes the main level. Upstairs, the generous primary bedroom features a 3-piece ensuite, with two additional bedrooms and another full bathroom providing plenty of space for family, guests, or a home office. The fully developed basement adds even more living space with a spacious family room, full bathroom, laundry area, and ample storage. Numerous updates add to the home's comfort and convenience, including a new water heater, water softener, washer and dryer, and updated trim boards. Central air conditioning and central vacuum provide added comfort year-round. Outside, enjoy a fully fenced, maintenance-free backyard complete with a back deck, gazebo, and two sheds for convenient storage. Ideally located near schools, parks, shopping, and everyday amenities, and a paved back alley this townhouse offers a practical blend of space, updates, and low-maintenance living.