



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

20 Hammond Close
Sylvan Lake, Alberta

MLS # A2350765



\$395,000

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Well maintained, fully finished bi-level home nestled in a quiet cul-de-sac. Step inside to the spacious front entryway with a generous coat closet. The main level boasts an open concept design with dark-stained maple cabinetry and stainless steel appliances in the kitchen that flows into the large dining area and a bright, sun filled living room anchored by a large south facing window. The main floor hosts two bedrooms, including the primary complete with a walk-in closet and a 3-piece ensuite featuring an oversized shower plus a 4 piece main bathroom. A rear garden door opens to a covered back deck, perfect for year-round grilling overlooking the fenced backyard with a 2-car gravel parking pad. The fully developed lower level features a spacious family room and two additional large bedrooms. A versatile flex room currently houses the laundry but is easily convertible into a 5th bedroom if needed, as the washer and dryer (new in 2026) could be relocated back to the mechanical room. Home had fresh paint in 2025, new hot water tank in 2024 and in-floor heat and central vac are roughed in. Some pictures are virtually staged.