

## 39 Hampton Crescent Sylvan Lake, Alberta

**MLS # A2229265**



# \$695,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Hewlett Park           |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,514 sq.ft.           | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Triple Garage Detached |               |                  |
| <b>Lot Size:</b> | 0.13 Acre              |               |                  |
| <b>Lot Feat:</b> | Irregular Lot          |               |                  |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate               | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding            | <b>Zoning:</b>    | R5 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Open Floorplan |                   |    |

**Inclusions:** 2 Refrigerators, 2 Stoves, 2 Dishwashers, 2 Microwaves, 2 Washers, 2 Dryers

Located in the town of Sylvan Lake, home to a beautiful lake and vibrant community, this charming two-story home with a covered front porch offers a perfect blend of comfort and functionality. With over 1500 square feet of living space, the main level features an open-concept design with laminate flooring, a stylish kitchen complete with an island and sink, and a spacious living room ideal for entertaining. A convenient 2-piece bathroom and air conditioning completes the main floor. Upstairs, you'll find three bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, as well as an additional 3-piece bathroom and upstairs laundry. Adding even more value, this property includes a legal suite situated above the detached triple-car garage. The suite features its own bedroom, kitchen with island, living room, laundry, and 3-piece bathroom all with air conditioning—perfect for guests or extended family. This unique home offers exceptional space and versatility in one of Central Alberta's most desirable communities.