

**4 HARRISON Road**  
**Sylvan Lake, Alberta**

**MLS # A2252984**



**\$465,900**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Hewlett Park                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                          |               |                   |
| <b>Style:</b>    | Bi-Level                                                                   |               |                   |
| <b>Size:</b>     | 1,157 sq.ft.                                                               | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street, RV Access/Parking                      |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Private, Street Lighting |               |                   |

|                    |                                      |
|--------------------|--------------------------------------|
| <b>Heating:</b>    | Forced Air                           |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum           |
| <b>Roof:</b>       | Asphalt Shingle                      |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Suite |
| <b>Exterior:</b>   | Vinyl Siding                         |
| <b>Foundation:</b> | Poured Concrete                      |
| <b>Features:</b>   | Kitchen Island, No Smoking Home      |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

Beautifully Maintained Bi-Level with an Illegal Suite, Oversized Garage & RV Parking This well-cared-for bi-level blends comfort, convenience, and versatility. Perfectly situated directly across from C.P. Blakely School, it's an ideal choice for families or investors alike. Inside, the smart layout offers bright, welcoming spaces and the bonus of a fully suited lower level—perfect for extended family. The main floor features a sun-filled living room with a large bay window that enhances both curb appeal and natural light. The cheerful kitchen is designed with everyday living in mind, showcasing crisp white cabinetry, neutral countertops, a tile backsplash, and a central island. The efficient U-shaped design provides ample prep space, generous storage, and a casual dining option, making it a true hub for family gatherings. Upstairs, you'll find three generously sized bedrooms, each with plenty of room for larger furniture. The primary suite includes its own private 3-piece ensuite, creating a personal retreat at the end of the day. The lower level offers an illegal self-contained one-bedroom suite, complete with its own living area, bright kitchen, full bathroom, and spacious bedroom. Outside, the property delivers even more: a large backyard, dedicated RV parking, and an oversized garage that's insulated, heated, and wired for 220 AMP power. Whether you need space for vehicles, hobbies, or heavy-duty equipment, this garage is ready for it all. With its family-friendly location and rare extras, this property is truly a must-see.