

# \$489,900 - 104 Hampton Crescent, Sylvan Lake

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MLS® #A2190936

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0.12 Acres

Hampton Pointe, Sylvan Lake, Alberta

Discover the perfect blend of comfort and convenience in this stunning brand-new bi-level built by Falcon Homes. Ideally located just moments from the lake, this home offers the best of Sylvan Lake living—whether you're taking a morning stroll by the water, enjoying lakeside activities, or simply soaking in the scenic beauty.

This thoughtfully designed home features 3 spacious bedrooms and 2 well-appointed bathrooms, including a private 3-piece ensuite in the primary bedroom. A generous walk-in closet provides ample storage for all your wardrobe needs.

Step inside to an inviting main living area, where soaring vaulted ceilings and an abundance of natural light create a bright and airy ambiance. Vinyl plank flooring flows seamlessly throughout, combining durability with modern style.

The kitchen is both functional and stylish, featuring quartz countertops that add a sophisticated touch. The open layout makes it an ideal space for entertaining and everyday living.

Beyond the home's incredible design, enjoy the convenience of nearby schools, shopping, and year-round recreational activities—all while being just minutes from the lake.



Built in 2025

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190936    |
| Price          | \$489,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,160       |
| Acres          | 0.12        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 Hampton Crescent |
| Subdivision | Hampton Pointe       |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 0N2              |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street |
| # of Garages   | 3   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, City Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, Wood Frame                       |
| Foundation        | Perimeter Wall                                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 64                 |
| Zoning         | R1A                |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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