# \$399,900 - 88 Hinshaw Drive, Sylvan Lake

MLS® #A2191205

# \$399,900

3 Bedroom, 3.00 Bathroom, 1,066 sqft Residential on 0.10 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this beautifully updated bi-level home located in the heart of Sylvan Lake. Albertaâ€"just minutes from the town's stunning waterfront beaches, vibrant marina, shopping, restaurants, and scenic walking trails. This home perfectly blends comfort, style, and location, making it ideal for families, outdoor enthusiasts, or anyone looking to enjoy the lake lifestyle year-round. From the moment you step into the large, welcoming entryway, you'll notice the thoughtful design and attention to detail throughout. The main floor boasts an open-concept kitchen, dining, and living area with soaring vaulted ceilings, creating a bright and spacious environment that's perfect for entertaining or relaxing with family. There are two bedrooms on the main level, both with brand new carpet installed in 2023. The primary bedroom features a private three-piece ensuite, while a second full four-piece bathroom offers convenience for guests or family. Downstairs, the fully finished basement continues to impress with two additional large bedrooms, a full four-piece bathroom, and a dedicated laundry room. There's also a separate storage space to keep everything organized. The highlight of the lower level is the cozy rec room, complete with a stylish bar and gas fireplaceâ€"ideal for game nights, movie marathons, or quiet evenings by the fire. This home has seen extensive updates in the past two years. In 2023, all kitchen appliances plus the washing machine were replaced, the







entire interior was freshly painted, new carpet was installed upstairs, a new hot water tank was added, and the roof was replaced. The upgrades continued in 2024 with the installation of a new sump pump and water softener, dryer, fresh sod laid in the backyard, a brand new fence and deck, and the addition of a handy shed with a rolling doorâ€"perfect for storing motorbikes, quads, lawn equipment, or tools. As an added bonus, the property includes a top-of-the-line \$3,000 security system that can be easily transferred to the new owners, providing peace of mind from day one. This is your chance to own a truly move-in-ready home in one of Alberta's most sought-after lake communities. Whether you're looking for a full-time residence or a seasonal retreat, this home has everything you need and more.

#### Built in 2005

## **Essential Information**

MLS® # A2191205

Price \$399,900

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,066

Acres 0.10

Year Built 2005

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 88 Hinshaw Drive

Subdivision Hewlett Park

City Sylvan Lake

County Red Deer County

Province Alberta Postal Code T4S 2P1

## **Amenities**

Parking Spaces 3

**Parking** Parking Pad

#### Interior

Interior Features Bar, Vaulted Ceiling(s)

Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window **Appliances** 

Coverings, Water Softener

Forced Air Heating

Cooling None Fireplace Yes 1

# of Fireplaces

**Fireplaces** Basement, Gas

Has Basement Yes

Basement Finished, Full

### **Exterior**

**Exterior Features** Fire Pit, Private Yard

Lot Description Backs on to Park/Green Space, Back Yard, Lawn, Landscaped

Roof Asphalt Shingle

Vinyl Siding Construction

Foundation **Poured Concrete** 

## Additional Information

Date Listed April 16th, 2025

Days on Market 3 Zoning R5

# **Listing Details**

**Listing Office** Royal Lepage Network Realty Corp.

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