\$355,000 - 2 Hagerman Road, Sylvan Lake

MLS® #A2238740

\$355,000

3 Bedroom, 1.00 Bathroom, 1,287 sqft Residential on 0.15 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome Home

Step into this charming 3-bedroom, 1.5-bath family residence nestled in a desirable neighborhood, just a short stroll from the picturesque lake, vibrant sports fields, and scenic walking trails. As you approach the home, mature trees stand sentinel, offering both shade and a sense of privacyâ€"a perfect setting for creating lasting family memories.

As you ascend a few welcoming steps to the covered front porch, you're greeted by warmth and comfort. The spacious entryway invites you in, featuring a large closet for your convenience. Your eyes are drawn to the expansive living room, highlighted by a massive bay window that floods the space with natural light. Throughout the home, you'II appreciate the efficiency of vinyl windows, ensuring energy savings and comfort.

On the main floor, practicality meets style with a well-appointed laundry/mudroomâ€"ideal for managing the busy family lifestyle. The heart of this home is its beautifully crafted kitchen, designed for entertaining and cooking up your favorite culinary creations. Featuring a pantry for ample storage, a convenient garburator at the sink, and a double-door oven to accommodate meals of any size, this kitchen is ready for your culinary adventures. The durable vinyl flooring and warm maple cabinetry create an inviting atmosphere, seamlessly flowing into the dining area. Large







patio doors invite you to step outside to your very own outdoor paradise.

Imagine unwinding on your west-facing deck, perfectly shaded by a charming gazebo, where barbecuing and relaxation come together. This backyard is a retreat for family gatherings and quiet evenings alike, complete with a fire pit for those starry nights.

Venturing upstairs, you'II discover a generous bathroom and three spacious bedrooms. The primary bedroom boasts ample space and a walk-in closet, providing the perfect sanctuary for rest and relaxation.

But the potential doesn't end there!

Journey downstairs to an expansive family room, where gathering with loved ones or entertaining can take center stage. Cozy up on chilly nights by the inviting wood-burning fireplace, which adds warmth and character to the space. Additionally, a roughed-in bathroom offers potential for future customization, and there's versatile space perfect for extra storage or a future bedroom.

The shingles on the roof were replaced three years ago, ensuring the home is in excellent condition. Added benefits include today's 2x6 exterior framing with R-20 insulation in the walls, enhancing your home's energy efficiency. The beautifully fenced rear yard offers a secure area for outdoor play, gardening, or simply enjoying the beauty of the outdoors. With a convenient gate for RV parking and plenty of room for vehicles, a future garage, or creative projects, this property is a canvas for your dreams. Additional features include wood storage alongside the house, a spacious shed, and raised flower beds to indulge your green thumb all set on a generous sized lot.

Essential Information

MLS® # A2238740 Price \$355,000

Bedrooms 3 Bathrooms 1.00

Full Baths 1

Square Footage 1,287 Acres 0.15 Year Built 2001

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 2 Hagerman Road

Subdivision Hewlett Park
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S2K3

Amenities

Parking Spaces 3

Parking Alley Access, Off Street, RV Access/Parking, On Street

Interior

Interior Features Ceiling Fan(s), Central Vacuum, Laminate Counters, Pantry, Sump

Pump(s), Vinyl Windows, Walk-In Closet(s), Bathroom Rough-in

Appliances Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Partially Finished, Partial

Exterior

Exterior Features Fire Pit

Lot Description Back Lane, Treed Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2025

Days on Market 9

Zoning R5

Listing Details

Listing Office Royal Lepage Network Realty Corp.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.