

# \$464,900 - 82 Hinshaw Drive W, Sylvan Lake

MLS® #A2232597

**\$464,900**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.10 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome home to this newly renovated stunning 4-bedroom, 2-bathroom bi-level home located in the heart of Hewlett Park, one of Sylvan lakes most sought after neighbourhood's. Step into the bright and airy main level where you will find your dream kitchen with updated appliances and quartz countertops. The open concept layout creates a seamless flow from kitchen to dining and living areas – perfect for everyday living and entertaining. The lower level features a spacious family room, two additional bedrooms, a full bathroom, and laundry area – all tastefully updated and move-in ready. This home also includes reverse osmosis & a water softener with a brand new hot water tank. Put your mind at ease with a new roof for the home installed in 2023. Enjoy outdoor living with propane bbq hook ups and a private backyard that backs onto green space, offering both privacy and beautiful views. The detached heated garage is equipped with 220 wiring and is wired for sound for all your workshop needs. It also provides secure parking and extra storage space.

Located on a quiet street and just a short walk to Sylvan Lake beach, walking paths, schools, and shopping, this home truly has it all! Don't miss your chance to own this turn-key home in one of Sylvan Lake's most popular communities.

Built in 2004



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2232597    |
| Price          | \$464,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,008       |
| Acres          | 0.10        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 82 Hinshaw Drive W |
| Subdivision | Hewlett Park       |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S2P1             |

## Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                       |
| Parking        | 220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, RV Access/Parking |
| # of Garages   | 3                                                                                       |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Convection Oven |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Electric                                                                     |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 57              |
| Zoning         | R5              |

**Listing Details**

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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