

# \$400,000 - 4 Hagerman Road, Sylvan Lake

MLS® #A2203110

**\$400,000**

3 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.12 Acres

Hewlett Park, Sylvan Lake, Alberta

Nestled in the charming lake town of Sylvan Lake, this beautiful bi-level home is perfect for families looking for comfort, convenience, and year-round lake life enjoyment. As you step inside, you're welcomed by a bright living room with large windows that fill the space with natural light. Just a few steps up, the open-concept dining area flows seamlessly into the well-appointed kitchen, featuring granite countertops, a pantry, and ample cabinet space for all your storage needs. A door off the kitchen leads to the backyard, where you'll find a double detached garage. The main level also hosts a spacious primary bedroom, a second bedroom, and a large four-piece bathroom. Downstairs, the fully finished lower level offers even more living space, including a third bedroom, another four-piece bathroom, and a generous family room with a cozy corner gas fireplace and built-in wet bar—perfect for entertaining. The laundry area is also conveniently located on this level. Situated close to schools, shopping, and playgrounds, this home is just a short walk or quick drive to the lake, making it easy to enjoy Sylvan Lake's waterfront activities in every season. Plus, with Red Deer only 15 minutes away, commuting is a breeze. Don't miss this opportunity to own a fantastic home in one of Alberta's most desirable lake communities!

Built in 2002



## Essential Information

MLS® #	A2203110
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4 Hagerman Road
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K3

## Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Granite Counters, Pantry
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	36
Zoning	R5

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.