

\$524,900 - 1 Holbrook Place, Sylvan Lake

MLS® #A2230494

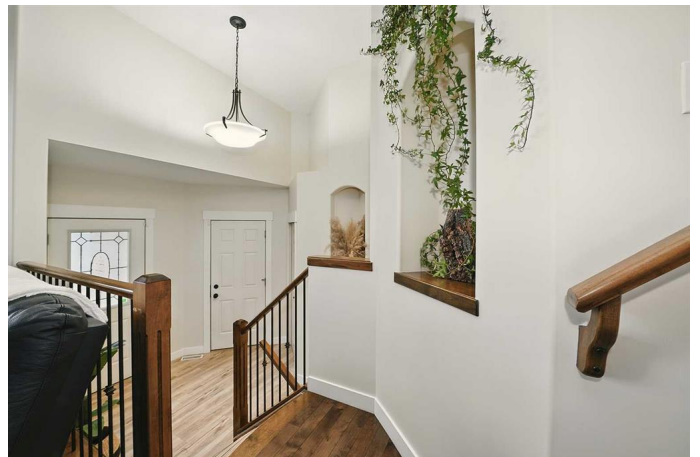
\$524,900

4 Bedroom, 3.00 Bathroom, 1,313 sqft

Residential on 0.16 Acres

Hewlett Park, Sylvan Lake, Alberta

Stunning Renovated Home in Picturesque Sylvan Lake! If you've been waiting for the perfect family home, this could be the one! This beautifully updated 4-bedroom, 3-bathroom home is nestled on a desirable corner lot in a quiet crescent. Boasting a bright floor plan with updated luxury vinyl plank flooring and fresh paint throughout most of the home, this charming residence exudes warmth and modern appeal. The inviting gas fireplace in the delightful living room sets the perfect ambiance for cozy evenings. The kitchen has loads of maple cabinets, prep island with an eating bar & a pantry. Escape to your spacious, serene master retreat, designed for ultimate comfort and relaxation... features a lovely 4-piece ensuite, complete with modern finishes & a generous walk-in closet offers ample storage, ensuring effortless organization. 2 more bedrooms and another full bath complete the main floor. The fully developed basement has a massive family room with a bar, a great place for game night! There is also a theatre room to enjoy family movies, large 4th bedroom, bright laundry room and loads of storage. Designed for convenience, the property boasts a double, heated attached garage plus a single detached garage, also heated! With oversized RV parking & a 3 - car driveway, you'll have space for all of your recreational needs. Step outside to the gorgeous sitting area, where you can unwind and take in the serenity of the large, landscaped yard. Perfect for



gatherings, relaxation, or simply enjoying the beauty of Sylvan Lake. Donâ€™t miss this opportunity to own a truly special home only a short walk to the lake!

Built in 2008

Essential Information

MLS® #	A2230494
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,313
Acres	0.16
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	1 Holbrook Place
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S2P2

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, RV Access/Parking, Single Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Central Vacuum, Kitchen Island
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Century 21 Maximum
----------------	--------------------

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.