

# \$279,900 - 5, 2 Hinshaw Drive, Sylvan Lake

MLS® #A2232529

**\$279,900**

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.07 Acres

Hewlett Park, Sylvan Lake, Alberta

Time Buyers & Investors Welcome to this delightful 3-bedroom, 3-bathroom home nestled in the sought-after Hewlett Park community of Sylvan Lake. Perfectly suited for first-time homebuyers, savvy investors, or those seeking a tranquil summer retreat, this property offers both comfort and potential. Key Features: Spacious Living Areas: The main floor boasts a generous living room, a convenient half-bath, and a well-appointed kitchen featuring a large pantry and ample cupboard space—ideal for culinary enthusiasts. Comfortable Bedrooms: Upstairs, you'll find three inviting bedrooms, including a master suite complete with a private ensuite bathroom. Unfinished Basement: The basement awaits your personal touch, offering the flexibility to create additional living space tailored to your needs. Prime Location: Situated close to the serene shores of Sylvan Lake, this home is just minutes away from local amenities, shopping centers, and recreational facilities. Community Highlights: Hewlett Park is renowned for its family-friendly atmosphere and proximity to outdoor activities. Whether you're boating on the lake, enjoying a leisurely walk in the park, or exploring local shops and eateries, this neighborhood provides a vibrant and welcoming environment. Opportunity Awaits: Don't Miss Out: Whether you're looking for your first home, a smart investment, or a peaceful getaway, this property offers the perfect blend of comfort, potential, and location.. Take the



first step toward making this charming house  
your new home

Built in 2002

### Essential Information

MLS® #	A2232529
Price	\$279,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,323
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	5, 2 Hinshaw Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2J2

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Garage Faces Rear, Off Street
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer

Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Gazebo, Landscaped, Lawn, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 22nd, 2025
Days on Market	3
Zoning	R3

## Listing Details

Listing Office	RE/MAX real estate central alberta
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