

# \$419,900 - 23 Hunter Road, Sylvan Lake

MLS® #A2259967

**\$419,900**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.09 Acres

Hewlett Park, Sylvan Lake, Alberta

Located in the charming town of Sylvan Lake, this 1,004 sq. ft. bi-level home offers 4 bedrooms and 2 bathrooms with a bright, open concept layout that seamlessly connects the kitchen, dining, and living areas. The main kitchen is full-sized, featuring ample counter space, generous storage, and direct access to the spacious back deck - an inviting seasonal extension of the home, perfect for family gatherings or summer barbecues. The main floor also includes 2 spacious bedrooms, a full bathroom, and full size laundry for added convenience. The lower level, with its own separate entrance, features a generous sized kitchen with a full sized fridge and stove, 2 bedrooms, a full bathroom, and it's own laundry facilities. A brand new corner fireplace adds warmth and ambiance, while walk out access leads to ground level patio and small yard, creating a private outdoor space. This home has been thoughtfully updated and maintained: the entire house has been freshly painted, the basement fully renovated with new lino, carpet, and underlay, and every vent professionally cleaned. Both hot water heaters were replaced in April 2025, the furnace has been maintained and is in excellent working order, and the sump pump is brand new. The property is also wired for central vacuum, with hose attachments included (just need a canister), and the back deck was re-stained this summer. At the back of the property, parking is available for 3 full size vehicles, and the home overlooks an open green space that



enhances privacy and relaxation. This well-maintained property is move-in ready and ideal for families seeking a versatile living arrangement.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259967    |
| Price          | \$419,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,004       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 23 Hunter Road  |
| Subdivision | Hewlett Park    |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 2L6         |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Separate Entrance                                           |
| Appliances        | Dishwasher, Freezer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

**Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, Standard Shaped Lot |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 27                |
| Zoning         | R5                |

**Listing Details**

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

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