

# \$379,500 - 49 Harper Drive, Sylvan Lake

MLS® #A2212173

## \$379,500

3 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.11 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this fully finished bi-level home located on a quiet street in Hewlett Park. As you step inside, the open-concept main floor greets you with a spacious entryway and a large living room featuring beautiful hardwood floors. Just a few steps up, the large dining room offers ample space for family gatherings, while the kitchen boasts an eating bar, corner pantry, and stainless-steel appliances. The main floor also features a 4-piece bathroom and two bedrooms, including a generously sized primary bedroom with dual closets. Heading downstairs, you'll find a large family room perfect for entertaining or relaxation, along with a third bedroom featuring dual closets (one with access to the expansive storage area under the living room). A 4-piece bathroom and utility/laundry room complete the lower level.

Step outside through the kitchen door to a south-facing back deck, ideal for enjoying the sunshine while overlooking the fully fenced yard. The backyard also includes under-deck storage, a fire pit, and a convenient 2-car parking pad off the back alley. This home is located just minutes from schools, shopping, and all the amenities you need. Don't miss your chance to make this move-in-ready home yours!

Built in 1998

## Essential Information



MLS® #	A2212173
Price	\$379,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.11
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	49 Harper Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1X7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Alley Access

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance

	Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	10
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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