

# \$277,000 - 9, 2 Hinshaw Drive, Sylvan Lake

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MLS® #A2230118

**\$277,000**

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Residential on 0.07 Acres

Hewlett Park, Sylvan Lake, Alberta

Charming 3-Bedroom Home in Desirable  
Hewlett Park – Ideal for First-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® #	A2230118
Price	\$277,000
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	9, 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	Double Garage Attached, Garage Faces Rear, Alley Access
# of Garages	2

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Sump Pump(s)
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, Landscaped, Lawn, Many Trees, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 12th, 2025
Days on Market	66
Zoning	R3

### Listing Details

Listing Office	RE/MAX real estate central alberta
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