

# \$499,900 - 104 Hampton Crescent, Sylvan Lake

MLS® #A2226361

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.12 Acres

Hampton Pointe, Sylvan Lake, Alberta

Welcome to 104 Hampton – a beautifully designed bi-level home offering the perfect blend of space, style, and comfort! This 3-bedroom, 2.5-bathroom home features a bright and open floor plan with vaulted ceilings that enhance the spacious feel of the kitchen and living room. Large windows bring in an abundance of natural light, while the open layout is ideal for both everyday living and entertaining. The kitchen offers ample cabinetry, counter space, and a central island that flows seamlessly into the dining and living areas. The main level includes a generous primary bedroom with a 2-piece ensuite, and two additional bedrooms with easy access to a full bathroom. The lower level features a large family room, a convenient half bath, and great storage options. Located in a quiet, family-friendly neighborhood close to schools, parks, and shopping, 104 Hampton is move in ready and full of potential! Photos are representative.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226361  |
| Price          | \$499,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,160     |



|            |             |
|------------|-------------|
| Acres      | 0.12        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 104 Hampton Crescent |
| Subdivision | Hampton Pointe       |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 0N5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator    |
| Heating           | Central                                                         |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Entrance, Private Yard     |
| Lot Description   | Back Lane, Back Yard, City Lot     |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 17             |
| Zoning         | R1A            |

**Listing Details**

Listing Office                    The Agency North Central Alberta

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