

# \$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        | Alley Access, Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Laminate Counters    |
| 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 | 124             |
| Zoning         | R3              |

### Listing Details

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

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