

**5 Hodgstreet Place
Sylvan Lake, Alberta**

MLS # A2217258



\$679,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,825 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed

Looking for upgraded living at the lake? Let me be the first to welcome you to 5 Hodgstreet Place! This well maintained 5 bedroom modified bilevel bursts with extra's to make lake life a little easier. From proximity to all amenities to the water softener and under floor heat, this home gives "Family Feel" with 2 spacious bedrooms on the main floor along side the kitchen, dinning and inviting living room. Upstairs above the triple attached garage, an incredible primary suite awaits you, which includes a big ensuite and soaker tub plus walk in closet. This primary also has laundry hook ups available to it too. (pictures show laundry in primary, but they have since been moved downstairs) While down stairs boasts a large family room, 3 piece bath room with steam shower and 2 more bed rooms, one of which is fully soundproof and could easily be used as a theater/ multi-media room! A/C will help cool you off after a long summer day in your fabulous west facing back yard. A fully finished family home in the town of all seasons, move in ready and only missing.. it's perfect family!