

**49 Harper Drive
Sylvan Lake, Alberta**

MLS # A2212173



\$369,500

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,069 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Low Maintenance Landscape,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	Fire Pit		

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! Boxes of hardwood flooring in storage area stay. Furnace and Carpets were just professionally cleaned!