

**14 Hansen Close
Sylvan Lake, Alberta**

MLS # A2209469



\$379,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,135 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	None, On Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s), Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: Refrigerator, stove, microwave, dishwasher, all window coverings, slide off deck (as is)

Beautiful home located at the end of a family oriented close. This fully finished bi-level has the perfect floor plan for a growing family. The main floor features an open concept floor plan which includes vaulted ceilings in the living room, dining room and kitchen area. Plus there are 3 bedrooms! Off the kitchen is a garden door to the deck which has a privacy screen and a children's slide off the deck for added fun! The yard is fenced in, ready for your animals too! There's also a 4pc. Bathroom on the main floor. The basement has another bedroom, a den with barn doors- could be used as another bedroom is necessary but makes the perfect home office or toy storage area! There's also another 4pc. bathroom, spacious family area, laundry & storage. The south side of the shingles were replaced in August of 2023.