

# \$424,900 - 23 Hunter Road, Sylvan Lake

MLS® #A2259967

**\$424,900**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.09 Acres

Hewlett Park, Sylvan Lake, Alberta

Located in the charming town of Sylvan Lake, this 1,004 sq. ft. bi-level home offers 4 bedrooms and 2 bathrooms with a bright, open concept layout that seamlessly connects the kitchen, dining, and living areas. The main kitchen is full-sized, featuring ample counter space, generous storage, and direct access to the spacious back deck - an inviting seasonal extension of the home, perfect for family gatherings or summer barbecues. The main floor also includes 2 spacious bedrooms, a full bathroom, and full size laundry for added convenience. The lower level, with its own separate entrance, features a generous sized kitchen with a full sized fridge and stove, 2 bedrooms, a full bathroom, and it's own laundry facilities. A brand new corner fireplace adds warmth and ambiance, while walk out access leads to ground level patio and small yard, creating a private outdoor space. This home has been thoughtfully updated and maintained: the entire house has been freshly painted, the basement fully renovated with new lino, carpet, and underlay, and every vent professionally cleaned. Both hot water heaters were replaced in April 2025, the furnace has been maintained and is in excellent working order, and the sump pump is brand new. The property is also wired for central vacuum, with hose attachments included (just need a canister), and the back deck was re-stained this summer. At the back of the property, parking is available for 3 full size vehicles, and the home overlooks an open green space that



enhances privacy and relaxation. This well-maintained property is move-in ready and ideal for families seeking a versatile living arrangement.

Built in 2003

**Essential Information**

MLS® #	A2259967
Price	\$424,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,004
Acres	0.09
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	23 Hunter Road
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L6

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Open Floorplan, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R5

### Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.