

\$277,000 - 9, 2 Hinshaw Drive, Sylvan Lake

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

Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Sump Pump(s)
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	77
Zoning	R3

Listing Details

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

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.