

15 Heenan Crescent  
Sylvan Lake, Alberta

MLS # A2219514



\$479,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Greenbelt, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Garage Door Opener and Controller, Window Coverings, Heater in Garage, Water Softener System,

Beautifully Maintained Bi-Level on a Spacious Pie Lot in Sylvan Lake. This immaculate, fully developed bi-level home sits on a generous pie-shaped lot in the family-friendly neighborhood of Hewlett Park. Designed with functionality and comfort in mind, the open-concept main floor offers a bright and spacious layout with the vaulted ceilings and is perfect for entertaining or everyday living. The kitchen flows seamlessly into the dining and living areas and opens onto a large deck, ideal for summer barbecues or morning coffee. Featuring 5 sizable bedrooms, including a primary suite with a private 4-piece ensuite, duel shower heads. This home offers plenty of room for families of all sizes. Enjoy the convenience of main floor laundry too. The fully finished basement is warmed with in-floor heat and boasts 3 additional bedrooms, a renovated 4-piece bathroom, and an oversized family room—perfect for movie nights or playtime. Additional upgrades include newer hot water tank and back lane access to a fully fenced backyard with a cement pad ready for your RV. Ideally located close to schools, parks, shopping, and all the amenities Sylvan Lake has to offer, with water softener system, shingles replaced in last 8years, you will love everything this home gives you. Interior Photos Friday evening.