

44 Herder Drive  
Sylvan Lake, Alberta

MLS # A2222514



\$459,900

Division:	Hewlett Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,234 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Dishwasher-BI, Microwave-BI, Refrigerator, Stove(s), Blinds, Washer & Dryer, AC Unit, Garage Door Opener, Garage Door Control, TV Mount		

Step into a home that radiates pride of ownership from every corner. This beautifully maintained and thoughtfully updated 4-level split is backing directly onto a park and green space—offering both privacy and nature right out your back door. From the moment you walk in, you'll feel the warmth and comfort of a home that's been lovingly cared for. The open-concept main floor is bright and inviting with rich laminate flooring, vaulted ceilings, large bay windows, and a stylish white kitchen featuring newer countertops, tile backsplash, stainless steel appliances, and a raised eating bar—ideal for family gatherings and hosting friends. With 4 bedrooms and 3 bathrooms, this home offers a layout that works for every stage of life. The upper level features three spacious bedrooms including a primary suite with walk-in closet and private ensuite. The lower level is perfect for cozy movie nights or kids' hangouts, while the basement offers even more flexibility—use it as a gym, office, spare bedroom or media room. Step outside into your private backyard oasis—fully fenced and professionally landscaped with mature trees, a built-in firepit, and a new hot tub to soak and enjoy under the stars. Relax in the three-season sunroom, a perfect spot for morning coffees or quiet evenings enjoying the sun-setting Westerly view. Additional features include air conditioning, a heated double garage, and tons of storage throughout. This home truly has it all—function, beauty, comfort, and a location that feels like your own slice of nature. Move-in ready—don't miss this rare opportunity!