

\$339,900 - 12 Hawthorn Place, Sylvan Lake

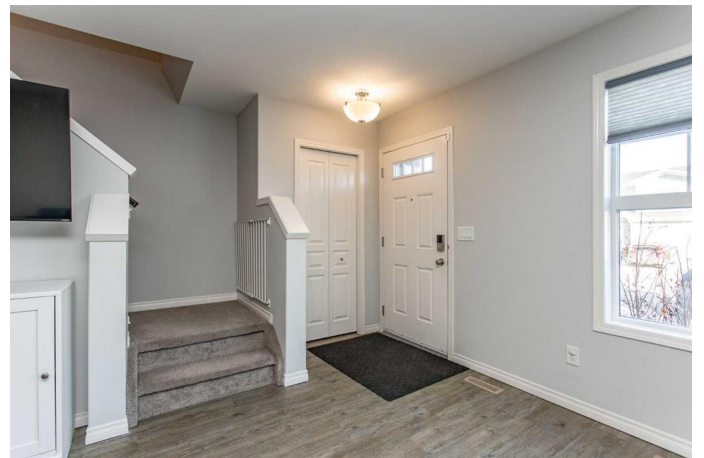
MLS® #A2204482

\$339,900

3 Bedroom, 3.00 Bathroom, 1,254 sqft
Residential on 0.07 Acres

Hampton Pointe, Sylvan Lake, Alberta

This two-storey townhome in Sylvan Lake offers a comfortable layout and a great location, with no condo fees to worry about. Built in 2016, the home features three bedrooms and two and a half bathrooms, including a 3-piece ensuite off the primary bedroom, a full bathroom upstairs, and a half-bath on the main floor. The kitchen is set up with dark modern cabinets, laminate counters, a central island, stainless steel appliances, and a built-in pantry. The living room feels cozy with a bright front window bringing in natural light. Upstairs, the primary bedroom is a good size with carpet flooring and a standard closet. The other two bedrooms are simple but functional. The basement is unfinished and gives you room to grow or customize in the future. Out back, you'll find a small wood deck, a fully fenced yard, and a parking space. Extras include a high-efficiency furnace, central air conditioning, and a water softener. It's located on a quiet close near a playground, with quick access to shops and just a short walk to the lake.



Built in 2016

Essential Information

MLS® #	A2204482
Price	\$339,900
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	12 Hawthorn Place
Subdivision	Hampton Pointe
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0R8

Amenities

Parking	Gravel Driveway, Off Street, Parking Pad
---------	--

Interior

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
-------------	------------------

Days on Market 13

Zoning R3

Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.