

# \$412,500 - 32 Hunter Road, Sylvan Lake

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MLS® #A2263522

**\$412,500**

4 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.09 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this beautifully updated bi-level home in the desirable Hewlett Park neighborhood of Sylvan Lake—just a short walk to the lake! Offering 4 bedrooms, 2 bathrooms, this home is filled with natural light thanks to its large windows and bright, neutral color palette. The open floor plan creates a spacious, inviting layout perfect for families and entertaining. The lower level is designed for comfort with roughed-in in-floor heat, highlighting an additional family room with a newly finished dry bar, and a fully updated bathroom. Modern upgrades throughout include vinyl plank flooring, new carpet, refreshed countertops, updated lighting, and fresh paint. The home also features roughed-in central vacuum for added convenience. Outside, you’ll find a newly sodded backyard with a stone parking pad, plus the bonus of alley access on both the back and one side of the lot—providing excellent space and versatility. Both the house and garage received new shingles in 2025, giving you peace of mind for years to come. This fantastic location puts you close to the town trail system, schools, shopping, and the ball diamonds, making it a great choice for families and active lifestyles. Don’t miss your chance to own this move-in ready home just steps from Sylvan Lake!

Built in 2003

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2263522    |
| Price          | \$412,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,014       |
| Acres          | 0.09        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 32 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, Single Garage Detached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Dry Bar                                                                       |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Balcony, Garden                         |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Level |
| Roof              | Asphalt Shingle                         |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 31                 |
| Zoning         | R5                 |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Maximum |
|----------------|--------------------|

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