

# \$399,900 - 23 Hampton Crescent, Sylvan Lake

MLS® #A2268257

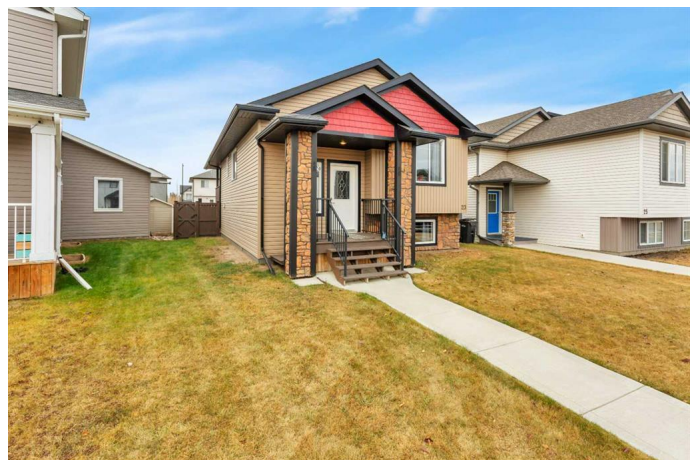
**\$399,900**

4 Bedroom, 2.00 Bathroom, 1,005 sqft

Residential on 0.09 Acres

Hampton Pointe, Sylvan Lake, Alberta

Welcome to 23 Hampton Crescent – A Stunning Bi-Level by Asset Builders. Nestled in one of Sylvan Lake’s most desirable communities, this beautifully maintained 4-bedroom, 2-bathroom bi-level offers the perfect blend of comfort, style, and functionality. Whether you’re a growing family, professional couple, or investor, this home is designed to impress inside and out. Step inside to a warm and inviting entry with an open view to both levels and a convenient coat closet. The upgraded spindle staircase leads to a bright main floor filled with natural light. The spacious living room with vaulted ceilings flows effortlessly into the dining area, highlighted by extra windows and a seamless connection to the well-appointed kitchen. The kitchen features a pantry with custom wood shelving, newer fridge with water line, modern lighting, and decorative niches that add a designer’s touch. Patio doors lead to your covered deck, perfect for family BBQs or relaxing evenings overlooking the yard. The primary suite is generously sized with dual his-and-hers closets, while a second bedroom and a beautifully upgraded 4-piece bathroom with tile surround, rain shower, full-length mirror, and ample cabinetry complete the main floor. Downstairs, the fully finished basement offers a large family room, spacious third bedroom, and a flex room ideal for a home office or gym. You’ll also find a second 4-piece bathroom, under-stair storage, and multiple closets for added convenience. The



painted concrete floors are ready for your personal finishing touch. Modern comforts include a serviced furnace (2024), in-floor heat, central air conditioning, Maytag washer and dryer, and roughed-in central vac. Outside, enjoy a fully fenced yard (new in 2021) with paved back-alley access, under-deck storage, and space to soak in beautiful west-facing sunsets—a perfect way to end the day. Located close to parks, schools, shopping, and Sylvan Lake’s waterfront, this home offers both a vibrant lifestyle and everyday convenience. 23 Hampton Crescent is more than a home, it’s a reflection of thoughtful design, quality craftsmanship, and timeless appeal. Whether you’re searching for your next family home or a smart investment, this property delivers exceptional value in one of Sylvan Lake’s most sought-after neighborhoods.

Built in 2015

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268257    |
| Price          | \$399,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,005       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 23 Hampton Crescent |
| Subdivision | Hampton Pointe      |
| City        | Sylvan Lake         |

|             |                 |
|-------------|-----------------|
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S0N2          |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 3                                     |
| Parking        | Alley Access, Off Street, Parking Pad |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Animal Home, Pantry, Storage, Vaulted Ceiling(s)                                |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, In Floor Roughed-In                                                                          |
| Cooling           | Central Air                                                                                                           |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full                                                                                                                  |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Entrance, Storage                       |
| Lot Description   | Back Lane, Back Yard, Street Lighting           |
| Roof              | Asphalt Shingle                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame, Shingle Siding |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 3                  |
| Zoning         | R5                 |

### Listing Details

|                |                                      |
|----------------|--------------------------------------|
| Listing Office | Red Key Realty & Property Management |
|----------------|--------------------------------------|

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.