

# \$394,900 - 88 Hinshaw Drive, Sylvan Lake

MLS® #A2191205

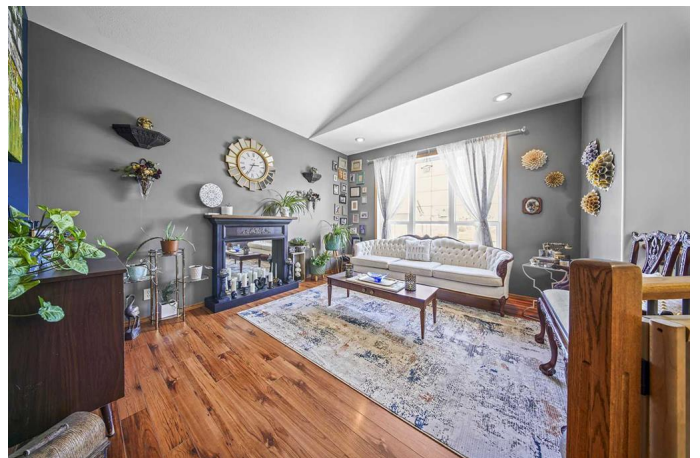
**\$394,900**

3 Bedroom, 3.00 Bathroom, 1,066 sqft

Residential on 0.10 Acres

Hewlett Park, Sylvan Lake, Alberta

Welcome to this beautifully updated bi-level home located in the heart of Sylvan Lake, Alberta—just minutes from the town’s stunning waterfront beaches, vibrant marina, shopping, restaurants, and scenic walking trails. This home perfectly blends comfort, style, and location, making it ideal for families, outdoor enthusiasts, or anyone looking to enjoy the lake lifestyle year-round. From the moment you step into the large, welcoming entryway, you’ll notice the thoughtful design and attention to detail throughout. The main floor boasts an open-concept kitchen, dining, and living area with soaring vaulted ceilings, creating a bright and spacious environment that’s perfect for entertaining or relaxing with family. There are two bedrooms on the main level, both with brand new carpet installed in 2023. The primary bedroom features a private three-piece ensuite, while a second full four-piece bathroom offers convenience for guests or family. Downstairs, the fully finished basement continues to impress with two additional large bedrooms, a full four-piece bathroom, and a dedicated laundry room. There’s also a separate storage space to keep everything organized. The highlight of the lower level is the cozy rec room, complete with a stylish bar and gas fireplace—ideal for game nights, movie marathons, or quiet evenings by the fire. This home has seen extensive updates in the past two years. In 2023, all kitchen appliances plus the washing machine were replaced, the



entire interior was freshly painted, new carpet was installed upstairs, a new hot water tank was added, and the roof was replaced. The upgrades continued in 2024 with the installation of a new sump pump and water softener, dryer, fresh sod laid in the backyard, a brand new fence and deck, and the addition of a handy shed with a rolling doorâ€”perfect for storing motorbikes, quads, lawn equipment, or tools. As an added bonus, the property includes a top-of-the-line \$3,000 security system that can be easily transferred to the new owners, providing peace of mind from day one. This is your chance to own a truly move-in-ready home in one of Albertaâ€™s most sought-after lake communities. Whether you're looking for a full-time residence or a seasonal retreat, this home has everything you need and more.

Built in 2005

**Essential Information**

MLS® #	A2191205
Price	\$394,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,066
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	88 Hinshaw Drive
Subdivision	Hewlett Park
City	Sylvan Lake

County	Red Deer County
Province	Alberta
Postal Code	T4S 2P1

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Bar, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Backs on to Park/Green Space, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	21
Zoning	R5

### **Listing Details**

Listing Office	Royal LePage Network Realty Corp.
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