

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

MLS® #A2268257

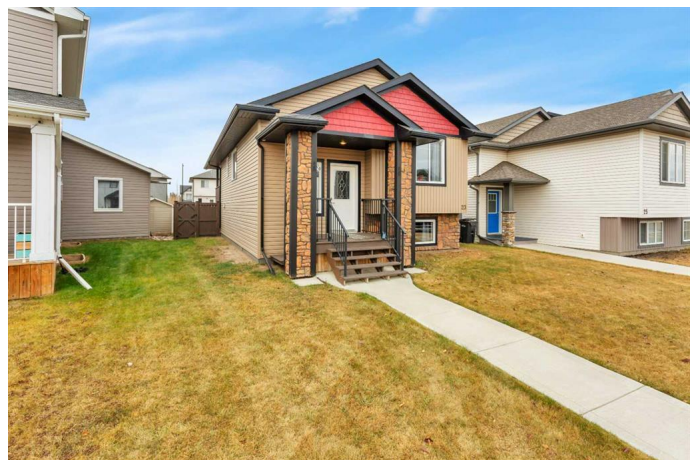
\$399,900

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 home built by Asset Builders, perfectly situated in one of Sylvan Lake's™ desirable communities. Designed with comfort, functionality, and style in mind, this beautifully maintained property offers 4 spacious bedrooms and 2 full bathrooms, creating the perfect space for families, professionals, or investors alike. As you step through the front door, you're™ greeted by warm tones, an open view to both levels, and a convenient entry closet for coats and shoes. Ascend the upgraded spindle staircase to a bright and inviting east-facing main floor, where natural light fills every corner. The spacious living room with vaulted ceilings seamlessly connects to a dining area with extra windows and a well-appointed kitchen complete with a pantry featuring custom wood shelving. Additional upgrades include a water line to the newer fridge, modern lighting, and decorative niches that add a designer's™ touch. Step outside to your covered deck, the perfect setting for family BBQs or relaxing evenings outdoors. The primary suite offers dual his-and-hers closets, while the second bedroom and a beautifully upgraded four-piece bathroom with tile surround, rain shower, full-length mirror, and ample cabinetry completing the main level. Downstairs, the fully finished basement expands your living space with a large family room, a generous third bedroom, and a versatile flex room ideal for a home office, or Gym. A second four-piece



bathroom, under-stair storage, and multiple closets add everyday convenience. Painted concrete flooring ready for your personal finishing touch. Modern comforts include a serviced furnace (2024), Maytag washer and dryer, in-floor heat, central air conditioning, and roughed-in central vac. Outside, enjoy a fully fenced yard (new in 2021) offering both privacy and peace of mind, with a paved back alley for easy access. Soak in beautiful west-facing sunsets from your patio and make use of the under-deck storage for all your outdoor essentials. With parks, schools, the lake and amenities just minutes away, 23 Hampton Crescent offers the perfect blend of lifestyle and location. Whether you’re looking for your next family home or a solid investment, this property delivers exceptional value and timeless appeal.

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
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.