

# \$695,000 - 39 Hampton Crescent, Sylvan Lake

MLS® #A2229265

**\$695,000**

4 Bedroom, 4.00 Bathroom, 1,514 sqft

Residential on 0.13 Acres

Hewlett Park, Sylvan Lake, Alberta

Located in the town of Sylvan Lake, home to a beautiful lake and vibrant community, this charming two-story home with a covered front porch offers a perfect blend of comfort and functionality. With over 1500 square feet of living space, the main level features an open-concept design with laminate flooring, a stylish kitchen complete with an island and sink, and a spacious living room ideal for entertaining. A convenient 2-piece bathroom and air conditioning completes the main floor. Upstairs, youâ€™ll find three bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite, as well as an additional 3-piece bathroom and upstairs laundry. Adding even more value, this property includes a legal suite situated above the detached triple-car garage. The suite features its own bedroom, kitchen with island, living room, laundry, and 3-piece bathroom all with air conditioningâ€”perfect for guests or extended family. This unique home offers exceptional space and versatility in one of Central Albertaâ€™s most desirable communities.



Built in 2016

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2229265    |
| Price          | \$695,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,514       |
| Acres          | 0.13        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 39 Hampton Crescent |
| Subdivision | Hewlett Park        |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 0N2             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Microwave |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Lot Description   | Irregular Lot       |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Poured Concrete     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 57              |
| Zoning         | R5              |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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