

# **\$479,900 - 15 Heenan Crescent, Sylvan Lake**

MLS® #A2219514

**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,177 sqft  
Residential on 0.17 Acres

Hewlett Park, Sylvan Lake, Alberta

Beautifully Maintained Bi-Level on a Spacious Pie Lot in Sylvan Lake. This immaculate, fully developed bi-level home sits on a generous pie-shaped lot in the family-friendly neighborhood of Hewlett Park. Designed with functionality and comfort in mind, the open-concept main floor offers a bright and spacious layout with the vaulted ceilings and is perfect for entertaining or everyday living. The kitchen flows seamlessly into the dining and living areas and opens onto a large deck, ideal for summer barbecues or morning coffee. Featuring 5 sizable bedrooms, including a primary suite with a private 4-piece ensuite, duel shower heads. This home offers plenty of room for families of all sizes. Enjoy the convenience of main floor laundry too. The fully finished basement is warmed with in-floor heat and boasts 3 additional bedrooms, a renovated 4-piece bathroom, and an oversized family room—perfect for movie nights or playtime. Additional upgrades include newer hot water tank and back lane access to a fully fenced backyard with a cement pad ready for your RV. Ideally located close to schools, parks, shopping, and all the amenities Sylvan Lake has to offer, with water softener system, shingles replaced in last 8 years, you will love everything this home gives you. Interior Photos Friday evening.

Built in 2000



## Essential Information

MLS® #	A2219514
Price	\$479,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,177
Acres	0.17
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	15 Heenan Crescent
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1Y6

## Amenities

Parking Spaces	2
Parking	Double Garage Attached, Heated Garage, Insulated
# of Garages	2

## Interior

Interior Features	Laminate Counters, See Remarks, Vaulted Ceiling(s)
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Greenbelt, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R1

**Listing Details**

Listing Office	KIC Realty
----------------	------------

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.