

\$515,000 - 2 Holbrook Place, Sylvan Lake

MLS® #A2268679

\$515,000

4 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

The Ultimate Family Home in Sylvan Lake—TWO Garages & Room to Grow! Imagine your family living in beautiful Sylvan Lake, just minutes from the water and surrounded by everything this vibrant community has to offer. Now picture coming home to this spacious, stylish 4-bedroom, 3-bath gem with a finished basement and not one—but TWO garages! Step inside and feel the warmth of high ceilings, hardwood floors, and a bright open-concept layout that brings everyone together. The kitchen is a showstopper with granite counters, modern grey tones, and plenty of space for baking, homework, or hosting family dinners. Two bedrooms and a full bath complete the main floor. Just a few steps up, the private primary bedroom offers a peaceful retreat with a walk-in closet and ensuite bath. Downstairs, cozy up in the family room with a gas fireplace, enjoy a spacious fourth bedroom and full bath, plus a large laundry room and cold storage for all your seasonal gear. Outside, the three-tiered deck leads to a sunny, fenced backyard, a relaxing hot tub, and dry storage under the deck wired for a workshop or hobby space. The 18x24 detached garage features a drive-thru design with an 8' door—ideal for trucks, boats, or toys—while the attached garage is fully finished, heated, and freshly painted. Bonus features include underfloor heating, central air (3-ton unit), and new shingles (2018). This home checks every box for comfort, convenience, and family fun. your



Sylvan Lake dream lifestyle starts here!

Built in 2006

Essential Information

MLS® #	A2268679
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	2 Holbrook Place
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2P2

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street, Single Garage Detached, Drive Through, Leased
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, None
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Interior Lot, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Zoning	R-1

Listing Details

Listing Office	RE/MAX real estate central alberta
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