

\$509,900 - 40 Hallgren Drive, Sylvan Lake

MLS® #A2241284

\$509,900

4 Bedroom, 3.00 Bathroom, 1,262 sqft

Residential on 0.16 Acres

Hewlett Park, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM MODIFIED BI-LEVEL ~ BACKING ONTO A TREED GREEN SPACE ~ DOUBLE ATTACHED GARAGE + RV PARKING ~ Mature landscaping in the front yard creates eye catching curb appeal ~ Covered front entry welcomes you to a bright foyer with over 15' ceilings ~ Open concept main floor layout is complemented by 10' ceilings, creating a feeling of spaciousness ~ The living room has a large west facing window, filling the space with natural light, and is centred by a cozy gas fireplace ~ More large windows in the dining room, where you can easily host large gatherings, plus garden door access to the covered deck and backyard ~ The kitchen offers an abundance of white cabinets loaded with extra large storage drawers, crown mouldings, and a built in desk, plus tons of counter space, full tile backsplash, walk in corner pantry, window above the sink overlooking the backyard and a raised eating bar ~ Generous size bedroom on the main level has ample closet space and is conveniently located next to the 4 piece main bathroom ~ The private primary bedroom is located on it's own level and can easily accommodate a king size bed with space for a sitting area, offers a walk in closet with built in shelving and drawers, and an oversized ensuite with ample counter space, built in shelving, linen storage and a walk in tile shower ~ The fully finished basement with large above grade windows, 9' ceilings and



operational in floor heat offers a spacious family room, two bedrooms, a 3 piece bathroom, laundry, mud room with walk up access to the garage and space for storage ~ 23' L x 24' W double attached garage is insulated, finished with painted drywall, has built in shelving and a convenient man door leading to the RV parking pad (over 60' long) and backyard ~ The west facing backyard is fully fenced beautifully landscaped with mature trees, shrubs and perennials, has a fire pit, lower patio, enclosed space below the deck and a shed offering tons of storage ~ Direct access through the back gate leads to a treed green space with walking trails ~ Excellent location; close to tons of great shopping and dining, close to schools, parks, walking trails with easy access to the beach and downtown.

Built in 1998

Essential Information

MLS® #	A2241284
Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,262
Acres	0.16
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	40 Hallgren Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County

Province	Alberta
Postal Code	T4S 1W6

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Gravel Driveway, Insulated, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Low Flow Plumbing Fixtures, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Level, No Neighbours Behind, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office

Lime Green Realty Inc.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.