

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

MLS® #A2268257

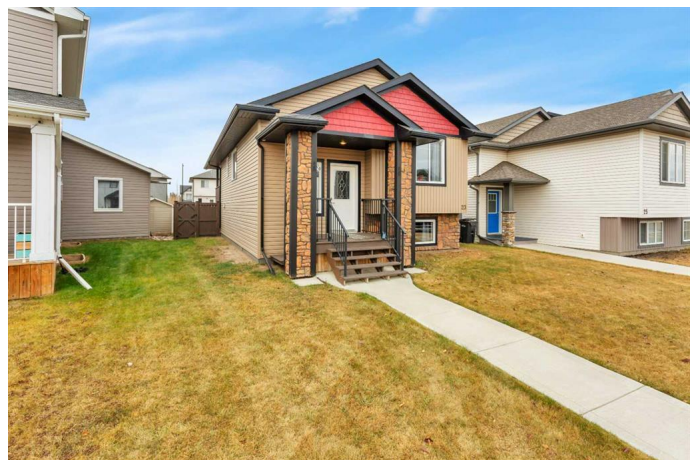
\$399,900

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 by Asset Builders. Nestled in one of Sylvan Lake’s most desirable communities, this beautifully maintained 4-bedroom, 2-bathroom bi-level offers the perfect blend of comfort, style, and functionality. Whether you’re a growing family, professional couple, or investor, this home is designed to impress inside and out. Step inside to a warm and inviting entry with an open view to both levels and a convenient coat closet. The upgraded spindle staircase leads to a bright main floor filled with natural light. The spacious living room with vaulted ceilings flows effortlessly into the dining area, highlighted by extra windows and a seamless connection to the well-appointed kitchen. The kitchen features a pantry with custom wood shelving, newer fridge with water line, modern lighting, and decorative niches that add a designer’s touch. Patio doors lead to your covered deck, perfect for family BBQs or relaxing evenings overlooking the yard. The primary suite is generously sized with dual his-and-hers closets, while a second bedroom and a beautifully upgraded 4-piece bathroom with tile surround, rain shower, full-length mirror, and ample cabinetry complete the main floor. Downstairs, the fully finished basement offers a large family room, spacious third bedroom, and a flex room ideal for a home office or gym. You’ll also find a second 4-piece bathroom, under-stair storage, and multiple closets for added convenience. The



painted concrete floors are ready for your personal finishing touch. Modern comforts include a serviced furnace (2024), in-floor heat, central air conditioning, Maytag washer and dryer, and roughed-in central vac. Outside, enjoy a fully fenced yard (new in 2021) with paved back-alley access, under-deck storage, and space to soak in beautiful west-facing sunsets—a perfect way to end the day. Located close to parks, schools, shopping, and Sylvan Lake’s waterfront, this home offers both a vibrant lifestyle and everyday convenience. 23 Hampton Crescent is more than a home, it’s a reflection of thoughtful design, quality craftsmanship, and timeless appeal. Whether you’re searching for your next family home or a smart investment, this property delivers exceptional value in one of Sylvan Lake’s most sought-after neighborhoods.

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
Days on Market	7
Zoning	R5

Listing Details

Listing Office	Red Key Realty & Property Management
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