\$455,000 - 4 Harrison Road, Sylvan Lake

MLS® #A2252984

\$455,000

4 Bedroom, 3.00 Bathroom, 1,157 sqft Residential on 0.15 Acres

Hewlett Park, Sylvan Lake, Alberta

Beautifully Maintained Bi-Level with an Illegal Suite, Oversized Garage & RV Parking This well-cared-for bi-level blends comfort, convenience, and versatility. Perfectly situated directly across from C.P. Blakely School, it's an ideal choice for families or investors alike. Inside, the smart layout offers bright, welcoming spaces and the bonus of a fully suited lower levelâ€"perfect for extended family. The main floor features a sun-filled living room with a large bay window that enhances both curb appeal and natural light. The cheerful kitchen is designed with everyday living in mind, showcasing crisp white cabinetry, neutral countertops, a tile backsplash, and a central island. The efficient U-shaped design provides ample prep space, generous storage, and a casual dining option, making it a true hub for family gatherings. Upstairs, you'II find three generously sized bedrooms, each with plenty of room for larger furniture. The primary suite includes its own private 3-piece ensuite, creating a personal retreat at the end of the day. The lower level offers an illegal self-contained one-bedroom suite, complete with its own living area, bright kitchen, full bathroom, and spacious bedroom. Outside, the property delivers even more: a large backyard, dedicated RV parking, and an oversized garage that's insulated, heated, and wired for 220 AMP power. Whether you need space for vehicles, hobbies, or heavy-duty equipment, this garage is ready for it all. With its family-friendly location and rare







extras, this property is truly a must-see.

Built in 1996

Essential Information

MLS® # A2252984 Price \$455,000

Bedrooms 4
Bathrooms 3.00
Full Baths 3

Square Footage 1,157
Acres 0.15
Year Built 1996

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 4 Harrison Road

Subdivision Hewlett Park
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 1T4

Amenities

Parking Spaces 5

Parking Double Garage Detached, Off Street, RV Access/Parking

of Garages 2

Interior

Interior Features Kitchen Island, No Smoking Home

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Water Softener,

Electric Range, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Exterior Entry, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Back Lane, City Lot, Front Yard, Lawn, Private, Street

Lighting

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 1st, 2025

Days on Market 51
Zoning R1

Listing Details

Listing Office Coldwell Banker OnTrack Realty

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