

# \$475,000 - 4 Harrison Road, Sylvan Lake

MLS® #A2252984

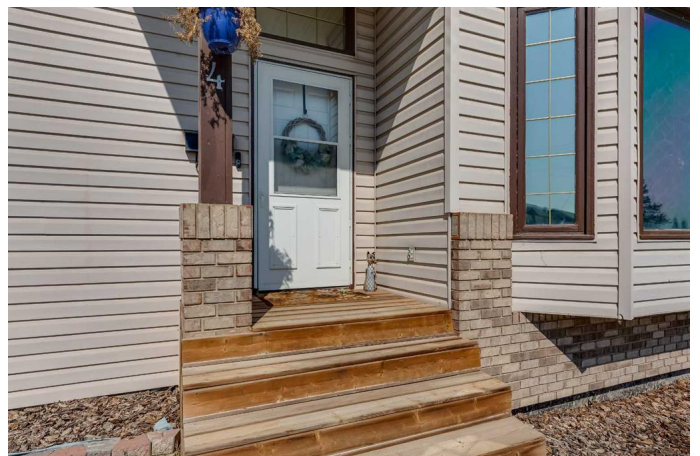
**\$475,000**

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 level—perfect for extended family or generating rental income. 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'll 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	\$475,000
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, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement                      Exterior Entry, Full, Suite

**Exterior**

Exterior Features      Private Yard  
Lot Description      Back Lane, Back Yard, 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        1  
Zoning                    R1

**Listing Details**

Listing Office            Coldwell Banker OnTrack Realty

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.