\$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 Lakeâ€"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 oneâ€"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' doorâ€"ideal for trucks, boats, or toysâ€"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







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

Days on Market 1

Zoning R-1

Listing Details

Listing Office RE/MAX real estate central alberta

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