

\$412,900 - 108 Herder Drive, Sylvan Lake

MLS® #A2247705

\$412,900

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

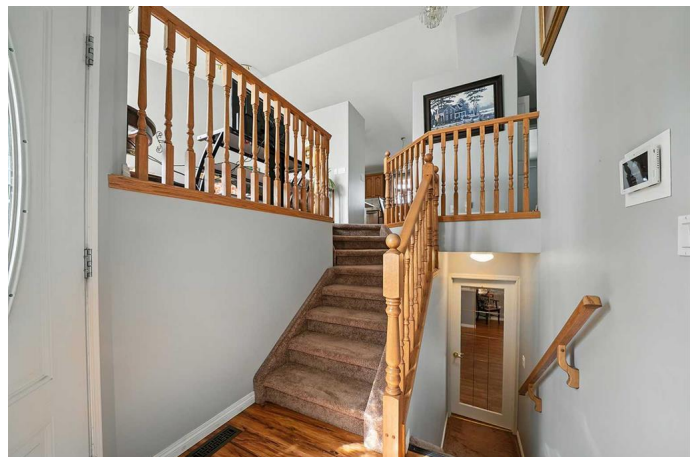
Welcome to 108 Herder Drive! This charming bi-level home in the heart of Hewlett Park offers the perfect blend of comfort, functionality, and style. Upstairs, are 2 spacious bedrooms, a 4-piece bathroom, and convenient main floor laundry, while the bright, well-appointed kitchen includes an island and opens to a great sized backyard with RV Parking. With vaulted ceilings, the main floor has a bright living space complete with corner fireplace and bay window, ideal for relaxing or entertaining. Downstairs features 2 additional bedrooms, a den, 3-piece bathroom and a generous living area, providing flexible spaces for guests, a home office, or family time. Set on a large corner lot, the property includes lots of yard space, a double attached garage, offering plenty of room for vehicles, hobbies, or outdoor storage. Falcon Homes built this original owner home and it was thoughtfully designed for comfort and versatility. It's move-in ready and perfectly suited to a variety of lifestyles. Don't miss the chance to own a well-maintained, inviting home in a desirable neighborhood—a property that combines charm, practicality, and opportunity! Close to shopping, schools and all the conveniences to make life easier.

Built in 2002

Essential Information

MLS® #

A2247705



Price	\$412,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	108 Herder Drive
Subdivision	Hewlett Park
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2K3

Amenities

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Vinyl Windows, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Corner Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	70
Zoning	R1

Listing Details

Listing Office	eXp 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.