

# \$429,900 - 108 Herder Drive, Sylvan Lake

MLS® #A2247705

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.14 Acres

Hewlett Park, Sylvan Lake, Alberta

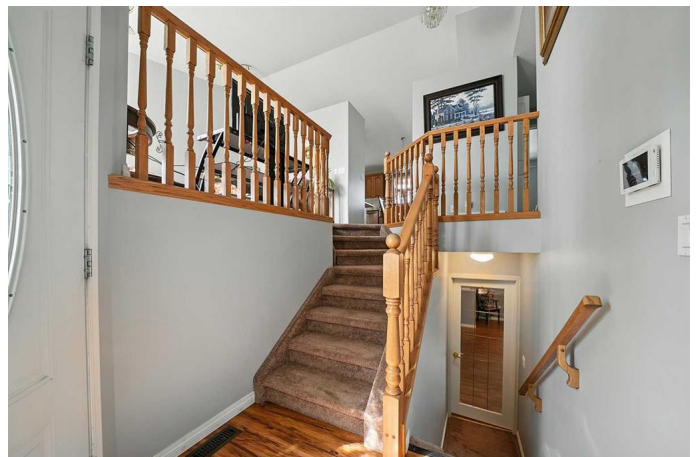
Welcome to 108 Herder Drive! This charming bi-level home in the heart of Hewlett Park offers the perfect blend of comfort, functionality, and style. Upstairs, are 2 spacious bedrooms, a 4-piece bathroom, and convenient main floor laundry, while the bright, well-appointed kitchen includes an island and 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          | \$429,900   |
| 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), No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows |
| 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 | 27                |
| 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.