

# \$489,900 - 109 Hampton Crescent, Sylvan Lake

MLS® #A2238067

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,446 sqft  
Residential on 0.10 Acres

Hampton Pointe, Sylvan Lake, Alberta

Step inside this stunning 3 bedroom 2.5 bathroom home where modern design meets everyday comfort. From the moment you walk through the front door youâ€™re welcomed by a sun drenched open concept layout anchored by warm toned flooring and timeless neutral finishes.

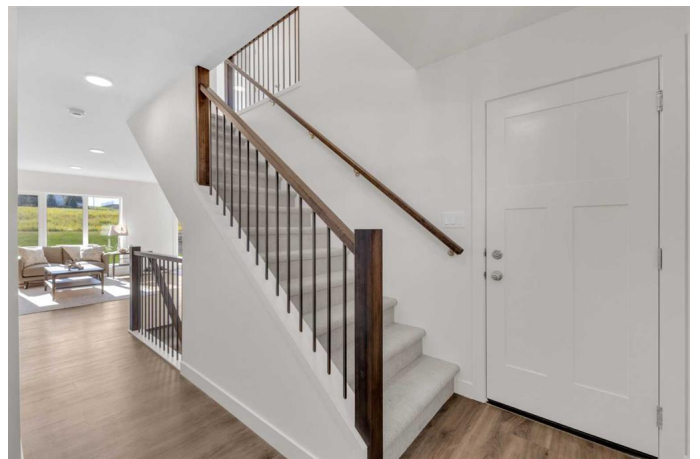
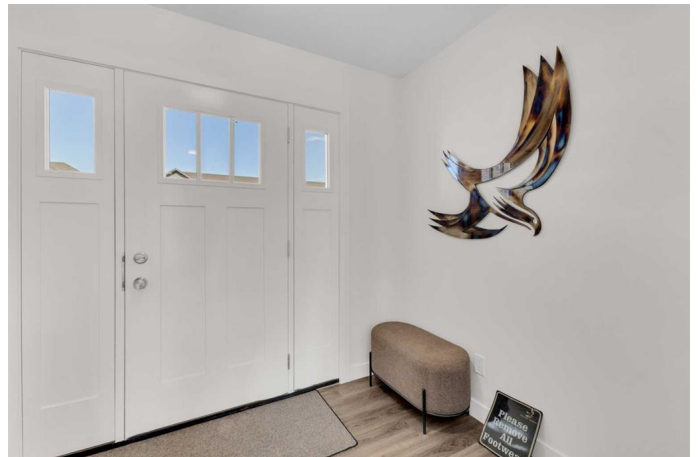
The gourmet kitchen features sleek quartz countertops, a full height designer backsplash, matte black appliances, and a spacious island with seating, perfect for morning coffees or evening entertaining. The adjoining dining area is airy and elegant, framed by oversized patio doors that extend your living space outdoors.

Retreat upstairs to a serene primary suite with a walk in shower, double vanity, and walk in closet, while two additional bedrooms offer space for kids, guests, or a home office. Thoughtful touches like upper floor laundry, custom light fixtures, and a stylish powder room elevate the everyday.

Whether you're hosting friends in the bright main floor, relaxing in the spa inspired bathrooms, or enjoying peaceful moments in the cozy bedrooms, this home is designed to feel fresh, functional, and beautifully livable.

Your next chapter begins here.

PICTURES ARE REPRESENTATIVE ONLY of



a previously finished home. This home will be completed in the New Development in the Hamptons. Show home located in Crestview.

Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2238067    |
| Price          | \$489,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,446       |
| Acres          | 0.10        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 109 Hampton Crescent |
| Subdivision | Hampton Pointe       |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 0X4              |

**Amenities**

|                |                  |
|----------------|------------------|
| Parking Spaces | 1                |
| Parking        | Attached Carport |

**Interior**

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | None                                                                          |
| Cooling           | None                                                                          |

|              |                  |
|--------------|------------------|
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Private                                |
| Roof              | Asphalt Shingle                        |
| Construction      | Brick, Stone, Vinyl Siding, Wood Frame |
| Foundation        | Combination                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 24              |
| Zoning         | R5              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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