

\$149,500 - 1, 4630 44 Street, Sylvan Lake

MLS® #A2074965

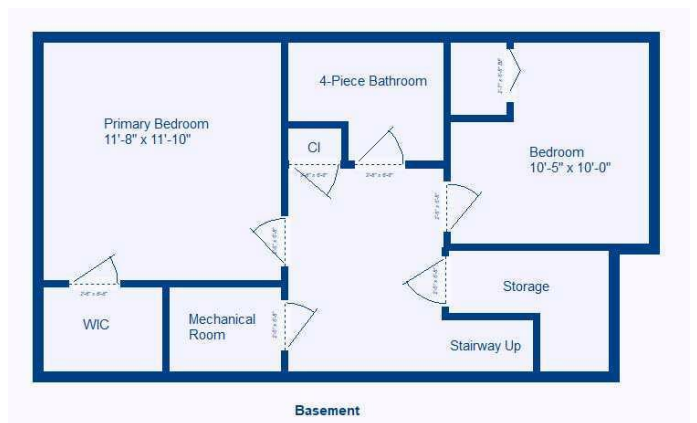
\$149,500

2 Bedroom, 2.00 Bathroom, 517 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

Nestled in a prime location close to shopping centers and schools, this immaculate 2-bedroom, 2-bathroom condo offers a harmonious combination of modern living and convenience. With its spacious layout, neutral tones, and thoughtful design, this well-maintained unit promises a comfortable lifestyle. Step into a welcoming living space adorned with neutral tones, providing a blank canvas for personalization. The open-concept layout seamlessly connects the living, dining, and kitchen areas, making entertaining a breeze. The unit is illuminated by an abundance of natural light that filters through large windows. The primary bedroom is a true retreat, boasting a generously sized walk-in closet complete with organizers, offering ample storage solutions. Both bathrooms are tastefully appointed with contemporary fixtures and finishes. One of the standout features of this unit is the convenience of main floor laundry, saving you time and effort. This condo comes equipped with 5 appliances, ensuring that your day-to-day needs are met effortlessly. The hot water tank was replaced in 2018. The property is part of a well-managed condominium complex. The condo fee of \$385 per month covers water, sewer, garbage, snow removal, grounds maintenance, common property maintenance, insurance, reserve fund, management fee, providing peace of mind for maintenance and upkeep. Please note that in accordance with the condominium corporation's rules, no



animals, fowl, or pets of any kind are permitted within the units or on the common property, unless otherwise authorized by a special resolution of the Corporation. This guideline ensures a serene and harmonious living environment for all residents. Situated in close proximity to shopping centers, schools, and other essential amenities, this condo offers the ultimate in convenience. Enjoy the ease of access to daily necessities and the luxury of a vibrant community. Don't miss the opportunity to own this well-appointed and thoughtfully designed condo that combines comfort, convenience, and contemporary living.

Built in 2002

Essential Information

MLS® #	A2074965
Price	\$149,500
Sold Price	\$151,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	517
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1, 4630 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1W7

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Central, Mid Efficiency, Forced Air, Natural Gas
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 18th, 2023
Date Sold	October 27th, 2023
Days on Market	67
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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