

\$249,900 - 4734 43 Street, Sylvan Lake

MLS® #A2078896

\$249,900

3 Bedroom, 3.00 Bathroom, 1,298 sqft

Residential on 0.07 Acres

Palo, Sylvan Lake, Alberta

***Attention First-Time Buyers and Savvy Property Investors!** Discover the perfect blend of comfort, convenience, and tranquility in this remarkable end unit. Step into a world of spacious living, where every detail has been carefully designed to enhance your lifestyle.

****Key Features Include:****

****Expansive Kitchen:**** Immerse yourself in culinary delight with a generously sized kitchen offering ample storage space, making meal preparation a breeze. ****Sunny Living Room:**** Enjoy the warmth of natural light streaming through the large windows of the bright and inviting living room. ****Three Spacious Bedrooms:**** Upstairs, you'll find three generously sized bedrooms, ensuring everyone in the family has their own private space. Plus, there's a convenient laundry area on the second floor, adding to your daily convenience. ****Private Backyard:**** Step outside to your private oasis. The backyard features a spacious deck, perfect for outdoor gatherings, surrounded by lush, mature trees that create an intimate and peaceful atmosphere, low maintenance yard & storage for extra storage and convenient parking pad. ****Prime Location:****

This property's location is simply unbeatable. It sits directly across from a community center, an elementary school, a skateboard park, baseball diamonds, and tennis courts, ensuring endless opportunities for recreation and family fun. And if that's not enough, you're just one block away from Sylvan's major



shopping core, providing you with all the retail therapy and dining options you desire. ****Don't Miss Out!**** This opportunity won't last long. Act now to secure your spot in this highly desirable community. Whether you're a first-time buyer looking for the perfect family home or an investor seeking a property with great potential, this gem has it all.

Built in 1993

Essential Information

MLS® #	A2078896
Price	\$249,900
Sold Price	\$243,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,298
Acres	0.07
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4734 43 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0A9

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, Parking Pad

Interior

Interior Features	Closet Organizers, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Storage
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2023
Date Sold	October 25th, 2023
Days on Market	48
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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