

\$279,900 - 4839 44 Street, Sylvan Lake

MLS® #A2079580

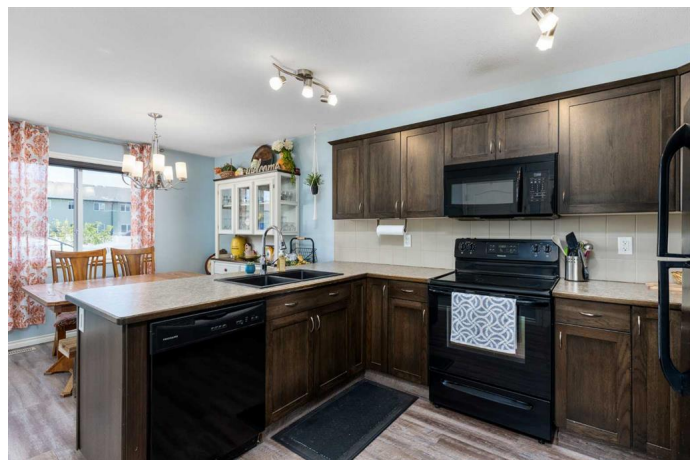
\$279,900

3 Bedroom, 2.00 Bathroom, 1,124 sqft
Residential on 0.05 Acres

Palo, Sylvan Lake, Alberta

Check out this 3 Bedroom, 2 bathroom spacious townhouse in the heart of Sylvan Lake, with NO CONDO FEES!! This unit has new vinyl plank flooring throughout the main floor. The carpet on the staircase and in the bedrooms is well taken care of and very clean! The main floor features new paint, a spacious living room, kitchen with dark stained hickory wood cabinets, black appliances and sink, an eating bar for up to 4 barstools, dining area, and a 2pc bathroom. Upstairs, you'll find 3 bedrooms and a full 4pc. bathroom. The Primary bedroom has a large walk-in closet and a secondary dress closet. Downstairs, you will find the laundry room, large utility area and space to create a 4th bedroom and rough-in for a full bath, as well as a separate TV or recreation space. This townhouse also has its own maintenance-free white vinyl fence surrounding a private back yard, and is located just a 5 minute walk to the beach! 2 parking spaces behind the house, with plenty of parking also out front for all of your guests.

Nearby amenities include the beach, restaurants, walking paths, outdoor seasonal ice rinks, and the NexSource Centre Multi-Plex, which has a swimming pool, ice rinks, gym, walking track, and so much more. There is also an elementary school with playgrounds and large ball diamonds immediately behind. This area of Sylvan Lake has no shortage of activities or amenities. Whether you are an investor seeking an



excellent rental property or a family looking for a home of your own, this property is worth coming to take a look at.

Built in 2013

Essential Information

MLS® #	A2079580
Price	\$279,900
Sold Price	\$270,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,124
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4839 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1M2

Amenities

Parking	Off Street
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Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 9th, 2023
Date Sold	November 13th, 2023
Days on Market	65
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 ELEVATE REAL ESTATE
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