

\$169,900 - 3, 4626 44 Street, Sylvan Lake

MLS® #A2086621

\$169,900

2 Bedroom, 2.00 Bathroom, 598 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

Welcome to this charming 2-bedroom, 1.5-bathroom home nestled in the tranquil Palo neighborhood of Sylvan Lake. Built in 2001, this inviting residence boasts an open main floor plan, complete with a functional kitchen featuring crisp white cabinets and an island that's perfect for meal preparation and gathering with friends and family. The bright living room, adorned with soft carpet, offers a cozy retreat, and the convenient laundry room simplifies daily chores. Downstairs, you'll find additional storage, a full 4pc bathroom, and two more bedrooms, including a spacious master bedroom with a walk-in closet. This well-maintained property features asphalt shingles and a stucco exterior, with a delightful deck off the dining room. The building offers excellent curb appeal, and there are two assigned parking spots in the back parking lot. Plus, enjoy the convenience of being within walking distance to downtown Sylvan, shopping amenities, and schools. This is an ideal opportunity to make this lovely Sylvan Lake residence your own

Built in 2001

Essential Information

MLS® #	A2086621
Price	\$169,900
Sold Price	\$162,000
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	598
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	3, 4626 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Lot, Stall

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	November 9th, 2023
Days on Market	30
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.