

# \$179,900 - 5, 4402 48 Avenue, Sylvan Lake

MLS® #A2097825

**\$179,900**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Mobile on 0.00 Acres

Palo, Sylvan Lake, Alberta

Welcome to this spacious 1520 square foot Modular home with 3 bedrooms and 2 full baths built solid on steel I-beams. Walk into the open concept living room, dining room and kitchen with a vaulted ceiling including a sky light that allows lots of natural light. This home is in wonderful condition and includes all new flooring, paint, Central Air, a reverse osmosis water purifying system, a water softener, new deck and gazebo. New metal insulated skirting was installed around the entire home with sealed bladder and crawl space heat, weeping tile, sump and ventilation making this a dry warm area resulting in warm floors, no ground odours and near zero risk of freezing pipes. Yard is low maintenance with a doggy fence and very little grass plus a nice sized shed to store bikes and such. Enjoy this very comfortable clean family home with front driveway off of preferred 44th street. Lot rental is a reasonable \$515 per month and includes water, sewer and garbage pickup. Spruceline Park is professionally managed by SunReal Property Management.

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2097825  |
| Price      | \$179,900 |
| Sold Price | \$174,000 |
| Bedrooms   | 3         |



|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,520                   |
| Acres          | 0.00                    |
| Year Built     | 2010                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Double Wide Mobile Home |
| Status         | Sold                    |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5, 4402 48 Avenue |
| Subdivision | Palo              |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 1N7           |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Not Available |
| Parking Spaces | 4                                                                                                      |
| Parking        | Aggregate, Off Street                                                                                  |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                              |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, ENERGY STAR Qualified Dishwasher, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | Central Air                                                                                                                  |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | See Remarks     |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 12th, 2023 |
| Date Sold      | January 11th, 2024  |
| Days on Market | 28                  |

HOA Fees                    0.00

**Listing Details**

Listing Office                Royal LePage Network Realty Corp.

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