

\$299,900 - 4845 44 Street, Sylvan Lake

MLS® #A2099845

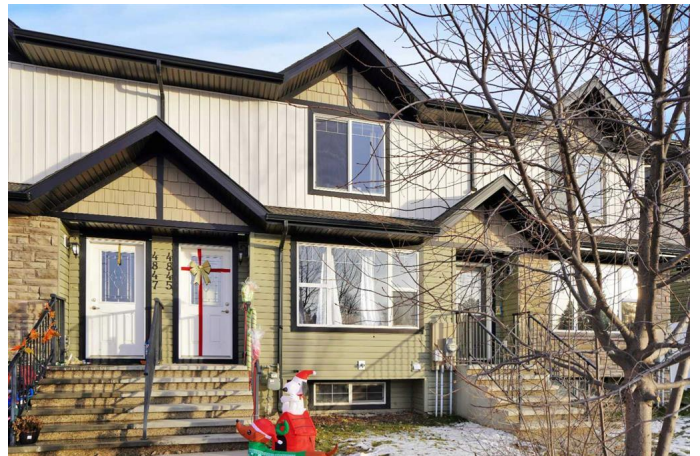
\$299,900

4 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.05 Acres

Palo, Sylvan Lake, Alberta

Welcome home to this fully finished two storey townhome that is perfect for a growing family! With its modern design and abundance of space, you'll have plenty of room to make cherished memories. Step inside and be captivated by the airy and inviting atmosphere. The main floor features a convenient half bath, ensuring privacy and convenience for you and your guests. The spacious living area is ideal for entertaining loved ones or simply unwinding after a long day. The well-appointed kitchen boasts ample storage space, making meal prep a breeze. You'll love creating culinary masterpieces while enjoying the company of family and friends. As you make your way upstairs, you'll discover three cozy bedrooms, providing privacy and comfort for your growing family. With two full bathrooms, mornings will be a breeze, ensuring everyone can get ready for the day ahead without any hassle. But the perks don't end there! The basement offers even more living space, perfect for creating a playroom for the kids or an additional area for mom and dad to unwind. Location is everything, and you couldn't ask for a better one! Situated across the street from a public elementary school, you can rest easy knowing your children will have a safe and convenient place to learn. Just a short two-block walk will lead you to the breathtaking beach and lake, where endless days of fun and relaxation await. For those with older children, the high school is within walking distance, eliminating the stress and hassle of



daily transportation. And grocery shopping will be a breeze with the local grocers just a stone's throw away. The home also boasts a decent back yard- a perfect space for your furry friends and little ones to run around and play. Plus, with extra parking available, you'll never have to worry about finding a spot for visitors.

Built in 2013

Essential Information

MLS® #	A2099845
Price	\$299,900
Sold Price	\$290,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4845 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Closet Organizers
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 4th, 2024
Date Sold	April 1st, 2024
Days on Market	88
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
----------------	------------

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.