

# \$180,000 - 3, 4626 44 Street, Sylvan Lake

MLS® #A2115844

**\$180,000**

2 Bedroom, 2.00 Bathroom, 574 sqft

Residential on 0.04 Acres

Palo, Sylvan Lake, Alberta

Home sweet home in Sylvan Lake! ~ More than 1000 sq ft of total living space in this lovely 2 bedrooms and 2 bathrooms bi-level style condo. Large south facing window & patio doors to the balcony allow for plenty of natural light in this open-concept main living area. The kitchen has almost new stainless-steel appliances - which are included with this unit, white cabinets and an island with eating bar. A 2 piece bathroom and laundry area are also on the main floor. 2 Bedrooms with large windows, a 4 piece bathroom, a furnace area and extra closet and storage space are on the lower level of this unit. The primary bedroom is of good size and has a walk-in closet. This condo is clean and cozy and comes equipped with all appliances and 2 assigned parking stalls with plug in (#3). The condo complex is PET FRIENDLY (approval is required) and there are NO AGE RESTRICTIONS. A condo fee of \$385 per month provides peace of mind for maintenance and upkeep and covers the water, sewer, trash, grounds maintenance, reserve fund contributions and professional management fee. What a delightful home or a nice place to get-away-from-it-all in every season of the year! Shows very well and is move in ready! Unit #3, 4626 44 Street in Sylvan Lake is centrally located with shopping, restaurants, walking/bike pathways, fishing, golfing and schools nearby and is within walking distance to Lakeshore Drive and the beach area.



Built in 2001

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2115844      |
| Price          | \$180,000     |
| Sold Price     | \$180,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 574           |
| Acres          | 0.04          |
| 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      | Parking, Snow Removal, Trash |
| Parking Spaces | 2                            |
| Parking        | Off Street, Stall            |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows                   |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                              |
| Cooling           | None                                                                                    |
| Has Basement      | Yes                                                                                     |
| Basement          | Finished, Full                                                                          |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance                                    |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco                                                       |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 19th, 2024 |
| Date Sold      | March 20th, 2024 |
| Days on Market | 1                |
| Zoning         | R3               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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