

\$144,000 - 16, 4402 48 Avenue, Sylvan Lake

MLS® #A2116661

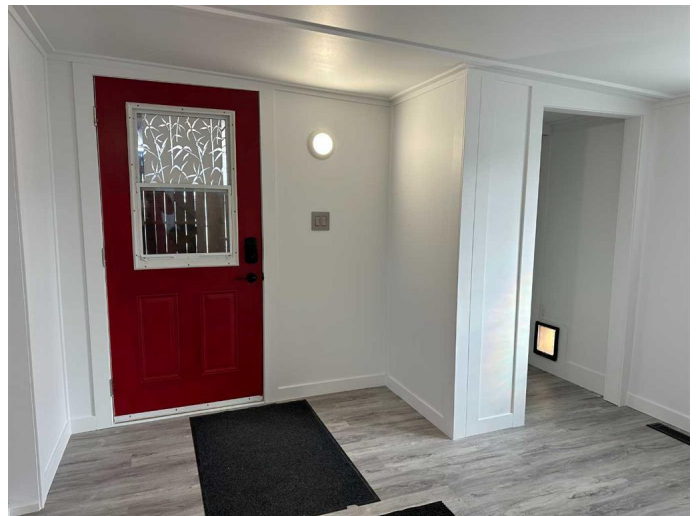
\$144,000

3 Bedroom, 2.00 Bathroom, 1,378 sqft

Mobile on 0.00 Acres

Downtown, Sylvan Lake, Alberta

Welcome to this newly renovated mobile home nestled in the town of Sylvan Lake. Boasting 1378 square feet of meticulously revamped living space, this residence offers a perfect blend of comfort and style. Newly enhanced by new siding and a charming wood-stained covered porch, this home is ideal for enjoying tranquil moments outdoors. The interior exudes modern elegance with fresh white paint adorning the walls, complemented by high-quality Benjamin Moore paint for a lasting finish and is completed with new flooring, featuring a mix of carpet, tile, and durable vinyl throughout. The heart of the home showcases a captivating wood-burning stove, WETT inspected for optimal functionality. A glass door beckons you to step out onto the spacious 8 x 16 covered porch, creating seamless indoor-outdoor living. With three bedrooms plus a den, there's ample space for any family. The residence further features a four-piece bathroom and a convenient two-piece bathroom with an integrated laundry room. Indulge your culinary aspirations in the fully-equipped kitchen, boasting stainless steel appliances including a fridge, stove, chimney-style hood fan, and air fryer. Ample new white cabinetry offers abundant storage, complemented by new counters and a convenient 9'5 x 3'7 nook with bench storage. The adjacent dining room features an inviting eating nook and pantry, ideal for hosting gatherings. Throughout the home, new lighting fixtures illuminate every corner, enhancing the



overall ambiance. Fully fenced back yard hosts an 8x10 shed with power. This meticulously renovated mobile home offers modern living with attention to detail. Lot fees are \$540.00 and include sewer, water, and garbage! Park Approval is required. Don't miss the opportunity to make this property your own.

Built in 1975

Essential Information

MLS® #	A2116661
Price	\$144,000
Sold Price	\$145,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,378
Acres	0.00
Year Built	1975
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	16, 4402 48 Avenue
Subdivision	Downtown
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N7

Amenities

Parking Spaces	4
----------------	---

Parking Off Street

Interior

Interior Features Ceiling Fan(s), Open Floorplan
Appliances Dishwasher, Refrigerator, Stove(s)
Heating Forced Air, Natural Gas
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Wood Burning

Exterior

Exterior Features Private Yard, Storage
Roof Metal

Additional Information

Date Listed March 28th, 2024
Date Sold July 8th, 2024
Days on Market 102
HOA Fees 0.00

Listing Details

Listing Office Royal Lepage Network Realty Corp.

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.