

\$407,900 - 4406 45 Avenue, Sylvan Lake

MLS® #A2119128

\$407,900

5 Bedroom, 3.00 Bathroom, 1,075 sqft
Residential on 0.14 Acres

Palo, Sylvan Lake, Alberta

Welcome to 4406 45 Ave, where timeless charm meets modern convenience. This meticulously updated bungalow boasts an eye-catching exterior with window shutters and a mature landscaped yard, setting the stage for a warm welcome.

As you step inside, you'll be greeted by a tiled front entry leading to rich hardwood floors that guide you into the inviting living room. Adorned with a beautiful fireplace set against a white brick wall and complemented by built-in shelves, this space is designed for both comfort and style.

The main hall leads towards three bedrooms and an updated 4-piece main bathroom. The primary room offers a walk-in closet and 3-piece ensuite featuring an eye-catching floor-to-ceiling tiled shower.

The kitchen and dining area combine quartz countertops, new stainless-steel appliances, and an oversized sink creating a comfortable and functional space. Carefully laid out tile floor and a rustic pantry door add a touch of character, while the added convenience of main floor laundry enhances daily living.

Stay cool and comfortable during the summer months with central air conditioning, and embrace outdoor living through patio doors that lead to the south-facing backyard. Here, Palo Park provides a serene backdrop, offering green space and a playground, ensuring privacy and tranquility.

The backyard continues to impress with a massive deck, RV parking, and a double



detached garage, providing ample space for outdoor gatherings and recreational activities. Venture downstairs to discover endless possibilities. New vinyl plank flooring and fresh paint create an inviting atmosphere, while a leather sectional adds a cozy touch. Two additional bedrooms, a 5-piece bathroom, and cold storage complete this lower level, offering versatility and functionality for your lifestyle needs. The ceiling remains open so the lines are easily accessible if you’re considering suiting the property or adding a wet bar/sink area.

Additional features of this exceptional property include an upgraded electrical panel, plug for hybrid vehicle in the garage, new blinds (Zebra style), new windows and exterior doors, new eaves on house and garage, water on demand, water softener, catio, shed, limestone patio area for RV parking, and upgraded flooring throughout entire home.

Ideally located in Sylvan Lake, this home offers the perfect balance of convenience and serenity. The renovations have been done tastefully and aesthetically pleasing. With three schools within walking distance and a range of amenities nearby, including grocery stores, gas stations, and restaurants, you'll enjoy the best of everything. Opportunity awaits at 4406 45 Ave—simply move in and start creating memories in this remarkable home.

Built in 1979

Essential Information

MLS® #	A2119128
Price	\$407,900
Sold Price	\$399,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,075

Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4406 45 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K6

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Instant Hot Water, Microwave, Oven, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Lawn, No Neighbours Behind, Landscaped, Standard Shaped Lot, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2024
Date Sold April 20th, 2024
Days on Market 17
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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