

\$429,900 - 4540 46 Street, Sylvan Lake

MLS® #A2119500

\$429,900

4 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.17 Acres

Central Core, Sylvan Lake, Alberta

Discover the perfect blend of character and convenience in this well-maintained, 1292 sq ft bungalow, situated on a spacious corner lot in the Central Core - a highly sought-after location, close to 3 schools, walking trails, the NexSource Centre and most importantly a short stroll to the shores of Sylvan Lake. This charming updated home boasts 4 bedrooms and 2 bathrooms, with a potential 5th bedroom downstairs. Lots of room and features to accommodate a growing family, guests or short-term rental aspirations. Recent updates enhance the home's appeal, including newer appliances, shingles, fresh vinyl plank flooring in the addition and hallway, an updated 4-piece main bathroom and new flooring and toilet in the lower 3 piece bathroom. Over the years, the home has seen many improvements such as windows, hardwood flooring, kitchen countertop and backsplash, bathroom fixtures, interior paint, and essential updates to the hot water tank and furnace. The addition, featuring a back entry and bedroom (or perfect office) with in-floor heating, offers flexibility for modern living and warmth and comfort of modern homes. Outdoors, the property delights with mature landscaping, tall trees and is fully fenced for privacy. The oversized garage, with its 10 ft. ceiling, cold water sink, and in-floor heating, adds practicality and value. Each detail of this home, from the NEST system to the cozy front deck for visiting all the way to handy storage sheds, reflects a commitment to comfort and style, making it a



must-see for those valuing a mix of traditional charm and modern amenities.

Built in 1974

Essential Information

MLS® #	A2119500
Price	\$429,900
Sold Price	\$420,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,292
Acres	0.17
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4540 46 Street
Subdivision	Central Core
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L1

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Side, Heated Garage, Insulated, Oversized

Interior

Interior Features	Open Floorplan, Sump Pump(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Block

Additional Information

Date Listed	April 3rd, 2024
Date Sold	April 26th, 2024
Days on Market	23
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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