

\$459,900 - 4517 45 Street, Sylvan Lake

MLS® #A2119917

\$459,900

5 Bedroom, 3.00 Bathroom, 1,332 sqft

Residential on 0.26 Acres

Central Core, Sylvan Lake, Alberta

Discover the charm and spaciousness of this 1332 sq ft family-sized home, perfectly situated on a rare & expansive ¼ acre, tree-lined lot in the Central Core area of Sylvan Lake. This character-rich, mature neighborhood home is just steps from 3 schools, walking trails, the NexSource Centre and is a leisurely walk to the beach. This modified, bi-level home boasts 5 bedrooms and 3 bathrooms and there have been numerous upgrades over the years including hardwood flooring throughout the main floor & primary suite, ceramic tile in the kitchen/dining area, and previous updates to windows, furnace, shingles, siding, soffit, fascia, and eavestroughs. Unique features include a door from the garage to the basement and a separate rear entry, offering versatility for a private suite or convenient access for a future shop in the backyard. The fully-fenced property is enhanced with RV parking, a big shed, garden area and towering trees. Investors and home-owners alike will appreciate all this home has to offer. A true testament to quality living in a cherished location. this home is what we call a real estate unicorn.

Built in 1985

Essential Information

MLS® # A2119917

Price \$459,900



Sold Price	\$465,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,332
Acres	0.26
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	4517 45 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, Driveway, Garage Door Opener

Interior

Interior Features	Closet Organizers, Open Floorplan, Separate Entrance, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Garden, Interior Lot, Landscaped, Level
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024
Date Sold April 8th, 2024
Days on Market 3
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office Greater Property Group

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