

\$78,000 - 21, 4516 48 Ave, Sylvan Lake

MLS® #A2120206

\$78,000

3 Bedroom, 1.00 Bathroom, 1,225 sqft

Mobile on 0.00 Acres

Palo, Sylvan Lake, Alberta

Nestled in the heart of Sylvan Lake, Alberta, this mobile home offers the perfect blend of comfort, convenience, and tranquility. Boasting three bedrooms, one bathroom, and a host of recent improvements, this property is ideal for those seeking a cozy retreat or a year-round residence. As you step inside, you're greeted by a warm and inviting atmosphere, highlighted by built-in cabinets in the dining area and large windows that flood the space with natural light.

The spacious living room provides ample room for relaxation and entertainment, with the living room windows replaced in 2023 ensuring energy efficiency and aesthetic appeal. Three well-appointed bedrooms offer comfortable accommodations for family and guests, while the bathroom features a convenient layout. This home has been meticulously maintained, with recent upgrades including new heat tape (2023) to ensure winter readiness and enhanced energy efficiency. The exterior has also received attention, with skirting, fascia, soffit, and eaves all replaced in 2023, along with a new deck door installed in 2022 for seamless indoor-outdoor living. A fresh coat of paint in 2022 adds to the home's curb appeal, while the belly was redone in the same year for added structural integrity. The metal roof has been serviced and all screws tightened in 2022, ensuring durability and longevity for years to come. A new toilet was installed in 2023, enhancing both comfort and functionality. A highlight of this property is the



expansive covered deck, providing the perfect spot for outdoor gatherings or simply relaxing and enjoying the serene surroundings as well as the extra wide lot lot that is fenced. The large mudroom offers additional storage space and serves as a practical entry point for residents and guests alike. Located just a 5-minute walk from the beach, restaurants, and shopping, residents can enjoy easy access to all that Sylvan Lake has to offer. The monthly lot rent of \$580 includes water, sewer, garbage, and snow removal, providing added convenience for homeowners. Prospective buyers will need park approval and pet approval, ensuring a harmonious living environment for all residents. Whether you're in search of a summer cottage or a year-round home, this charming mobile property in Sylvan Lake offers the perfect combination of comfort, convenience, and community. With its recent improvements and prime location, it presents a rare opportunity to embrace lakeside living at its finest.

Built in 1976

Essential Information

MLS® #	A2120206
Price	\$78,000
Sold Price	\$84,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,225
Acres	0.00
Year Built	1976

Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Sold

Community Information

Address	21, 4516 48 Ave
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L8

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air

Exterior

Roof	Metal
Foundation	Piling(s)

Additional Information

Date Listed	April 6th, 2024
Date Sold	April 17th, 2024
Days on Market	11
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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