

# \$319,000 - 4616 48a Avenue, Sylvan Lake

MLS® #A2131065

**\$319,000**

2 Bedroom, 1.00 Bathroom, 962 sqft

Residential on 0.10 Acres

Palo, Sylvan Lake, Alberta

This adult orientated home with attached garage is walking distance to everything! Lake, restaurants, shopping, medical centre, swimming pool and more. This half duplex home has everything on the main floor including 2 bedrooms, 1 bath and new stacking washer and dryer. Some basement development has been done. The relaxing 3 season sunroom has a new door plus new kitchen window. Great view to keep you entertained or just relax with a book and enjoy the nature around you. New blinds on living room windows. Garden boxes and fruit trees that produce pears, cherries and more. Enjoy the cozy sunroom most of the year and as a bonus you can see the fireworks they set off from the beach! This place has friendly neighbours in a quiet close, no condo fees and is close to everything you need. Come take a look and imagine yourself living life at the beach!

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2131065  |
| Price          | \$319,000 |
| Sold Price     | \$310,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 962       |



|            |                        |
|------------|------------------------|
| Acres      | 0.10                   |
| Year Built | 1992                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Bungalow, Side by Side |
| Status     | Sold                   |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4616 48a Avenue |
| Subdivision | Palo            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1M7         |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### **Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Smoking Home, Sump Pump(s)                                                              |
| Appliances        | Convection Oven, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                       |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Partially Finished                                                                                                   |

### **Exterior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Garden                                                |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s), No Neighbours Behind |
| Roof              | Asphalt Shingle                                       |
| Construction      | Vinyl Siding, Wood Frame                              |
| Foundation        | Poured Concrete                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | May 10th, 2024  |
| Date Sold      | July 11th, 2024 |
| Days on Market | 60              |

|                        |            |
|------------------------|------------|
| Zoning                 | R2         |
| HOA Fees               | 0.00       |
| <b>Listing Details</b> |            |
| Listing Office         | eXp Realty |



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