

\$309,900 - 4807 44 Street, Sylvan Lake

MLS® #A2144290

\$309,900

4 Bedroom, 3.00 Bathroom, 1,235 sqft
Residential on 0.05 Acres

Palo, Sylvan Lake, Alberta

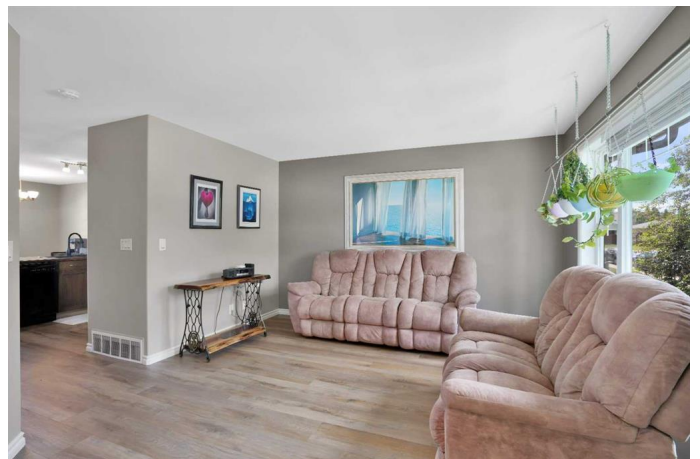
This fabulous, fully-finished townhouse is situated in an ideal location with excellent walkability, just minutes from all amenities, easy highway access, and within walking distance to the lake, elementary school, and more. On the main floor, you'll find newly renovated, stylish flooring leading you through a spacious and bright living room, an open-concept kitchen-dining area, and a half bathroom. The U-shaped kitchen features beautiful rich hickory cabinets offering ample storage space, black appliances, and a breakfast bar.

Upstairs, the primary bedroom includes a walk-in closet, along with two additional spacious bedrooms and a four-piece bathroom.

The fully finished basement includes a family room, a laundry room, a three-piece bathroom, and a fourth bedroom. Additional features include large windows that allow plenty of natural light, custom blinds and multiple closets for maximum storage. The sellers have also added a wash sink and a reverse osmosis system. The fenced yard provides a private outdoor space perfect for relaxation or entertaining. This move-in ready townhouse, with no condo fees, combines modern updates with a prime location. Don't miss the opportunity to make it your new home!

Built in 2013

Essential Information



MLS® #	A2144290
Price	\$309,900
Sold Price	\$327,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,235
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4807 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M3

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped
Roof	Asphalt Shingle

Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	June 28th, 2024
Days on Market	2
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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