

\$245,000 - 4422 47 Avenue, Sylvan Lake

MLS® #A2149491

\$245,000

3 Bedroom, 2.00 Bathroom, 693 sqft

Residential on 0.06 Acres

Palo, Sylvan Lake, Alberta

Imagine stepping into this charming updated bi-level Sylvan Lake townhouse, perfectly situated close to schools, shopping, and just a short walk from the lake. This well-maintained home is ideal for first-time home buyers or savvy investors.

As you enter, youâ€™re greeted by the inviting living room, featuring a large south-facing window that floods the space with natural light. Picture yourself cozying up by the electric fireplace, enjoying the warmth and ambiance it brings to the living space.

The rich laminate flooring throughout the main floor adds a touch of elegance. Head on into the updated kitchen boasting a nearly new fridge (only 4 months old!) white cabinets, ample counter and cupboard space, and a pantry, making meal prep a breeze. Adjacent is the dining area, perfect for family meals, with direct access to the back deck and fully fenced yard â€” complete with a storage shed for your convenience. The main floor also includes a laundry room and a convenient 2-piece bathroom.

Downstairs, youâ€™ll find three comfortable bedrooms and an updated 4-piece bathroom. The new furnace and hot water heater ensure year-round comfort and efficiency. The carpets have all been professionally cleaned and the home has been pre-inspected.

Experience the perfect blend of comfort, convenience, and charm in this delightful townhouse, this home truly offers everything you need and more. Donâ€™t miss the



opportunity to make it yours!

Built in 1999

Essential Information

MLS® #	A2149491
Price	\$245,000
Sold Price	\$242,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	693
Acres	0.06
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	4422 47 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1P1

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	No Smoking Home, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Storage
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 23rd, 2024
Date Sold	August 19th, 2024
Days on Market	27
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta - Sylvan Lake
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