

\$289,900 - 4817 44 Street, Sylvan Lake

MLS® #A2153859

\$289,900

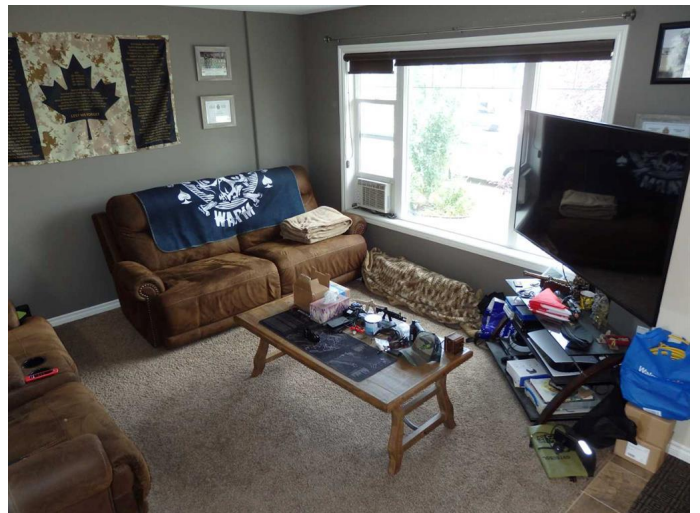
3 Bedroom, 2.00 Bathroom, 1,223 sqft

Residential on 0.05 Acres

Palo, Sylvan Lake, Alberta

NO CONDO FEES!! BRING YOUR PETS!

This home, in a GREAT LOCATION, 1/2 a block from CP Blakely school/community center, close to lots of shopping/restaurants & 3 blocks from the lake! Fantastic open floor plan with tons of thoughtful storage space throughout. Start off in this nice sized entry which has a good sized closet that leads into your living room space with an enormous west facing window to appreciate all the natural light. Then head into your huge kitchen area w/darker hickory cabinetry with a separate pantry, an extended eating bar, w/4 black kitchen appliances & your dining room that will fit even the large tables for all the family. Great sized back entry with a double closet, a 1/2 bath & door that leads to the east facing deck & backyard, complete with vinyl fencing & custom built shed! Upstairs features 3 Bedrooms, w/a walk-in closet & an extra closet in primary bedroom, a full bath & large closet for all your linens, plus 2 good, even sized bedrooms, so no kids fighting over the big room. Unfinished basement has high efficient furnace & PV HWT to save you \$\$ every month on utilities, washer & dryer, 2 large windows let in lots of light + it's roughed in for another bath & future underfloor heat! Double parking @ backyard, off paved back lane. Great location, perfect for investors or those wanting a stylish townhome in a safe neighborhood! Tenant leaving for end of August 2024.



Built in 2013

Essential Information

MLS® #	A2153859
Price	\$289,900
Sold Price	\$289,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,223
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4817 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1M1

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	Closet Organizers, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	August 17th, 2024
Days on Market	18
Zoning	R3
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.