

# \$205,000 - #2, 4630 44 Street, Sylvan Lake

MLS® #A2159530

**\$205,000**

2 Bedroom, 2.00 Bathroom, 536 sqft

Residential on 0.00 Acres

Palo, Sylvan Lake, Alberta

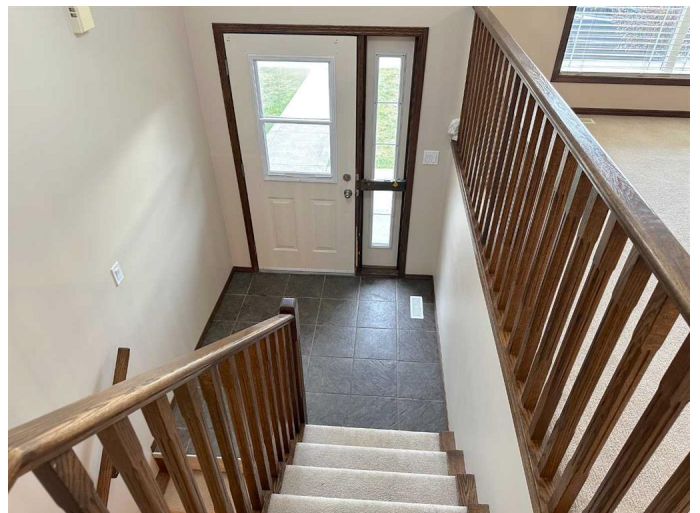
This beautifully maintained inside and out 2-bedroom, 2-bathroom condo perfectly balances comfort and convenience. The spacious open layout is filled with natural light, creating an inviting space for both relaxation and entertaining. On the main level, you'll find a well-equipped bright kitchen, and good sized dining room, a cozy living room, a convenient 2-piece bathroom & even main-floor laundry—everything you need for effortless living. Downstairs, discover two generous bedrooms with large windows that let in plenty of sunlight; the master even features a spacious walk-in closet. Completing the basement is a full 4-piece bathroom offering both privacy and practicality. Nestled on a quiet street, this condo is just minutes away from the scenic Sylvan Lake and all the amenities you desire, from shopping to dining. The condo fee covers ground maintenance, snow removal, water, sewer, and garbage removal, making life even easier. With an assigned off-street parking space and ample guest parking for visitors, this home truly has it all. Don't miss your chance to make this tranquil retreat yours, hurry before it is too late!

Built in 2002

## Essential Information

MLS® # A2159530

Price \$205,000



|                |               |
|----------------|---------------|
| Sold Price     | \$200,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 536           |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Sold          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #2, 4630 44 Street |
| Subdivision | Palo               |
| City        | Sylvan Lake        |
| County      | Red Deer County    |
| Province    | Alberta            |
| Postal Code | T4S 1W7            |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Laundry, Parking, Visitor Parking |
| Parking Spaces | 2                                 |
| Parking        | Off Street, Parking Pad           |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s)                                       |
| Heating           | Forced Air                                                                          |
| Cooling           | None                                                                                |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Entrance                       |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 9th, 2024  |
| Date Sold      | October 10th, 2024 |
| Days on Market | 1                  |
| Zoning         | R3                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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