

\$339,900 - 4609 44 Street, Sylvan Lake

MLS® #A2165527

\$339,900

4 Bedroom, 2.00 Bathroom, 1,193 sqft

Residential on 0.09 Acres

Palo, Sylvan Lake, Alberta

Like-New 1/2 Duplex â€“ Move-In Ready with No Major Updates Needed for 10 Years or more!

This immaculate bungalow with an attached single-car garage is the perfect blend of comfort and style. From the moment you step inside, youâ€™ll notice the fresh updates throughout. The main floor boasts new flooring, trim, and paint, creating a bright and modern space. LED lighting adds energy efficiency, and the kitchen comes equipped with appliances that are only 8 years old. The fridge, a refurbished 2013 model, includes a 1-year warranty for peace of mind.

Rest easy knowing that the shingles and hot water tank are less than 5 years old, ensuring years of worry-free living. The open-concept layout highlights a perfect blend of kitchen, living and dining space. A large primary bedroom featuring a walk-in closet and convenient cheater door to the newly updated 4-piece bathroom, complete with a new vanity, sink, and faucet.

Step outside through the brand-new back door to a backyard thatâ€™s perfect for entertaining. Enjoy gatherings around the cobblestone firepit area, where memories are waiting to be made.

The fully finished basement offers even more living space with two generously sized bedrooms, both with large closets, and a massive family room. This versatile space once comfortably housed a foosball table, pool table, and shuffleboard, with room to spare for



a cozy couch and TV. It's the perfect area for family fun and games.

This like-new duplex is a fantastic opportunity for anyone looking for a move-in-ready home that won't require major updates for years to come. Make sure to see the amazing storage above in the garage! (Pex plumbing throughout)

Built in 1998

Essential Information

MLS® #	A2165527
Price	\$339,900
Sold Price	\$335,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,193
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	4609 44 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1W7

Amenities

Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters, Pantry
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	October 4th, 2024
Days on Market	22
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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