

\$599,000 - 4315 48 Avenue, Sylvan Lake

MLS® #A2175207

\$599,000

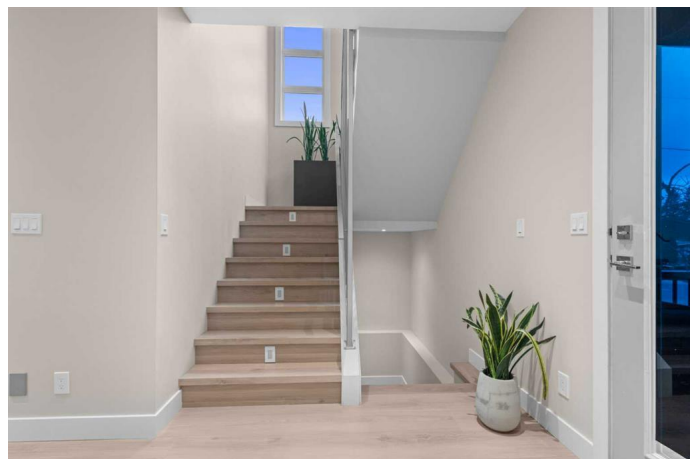
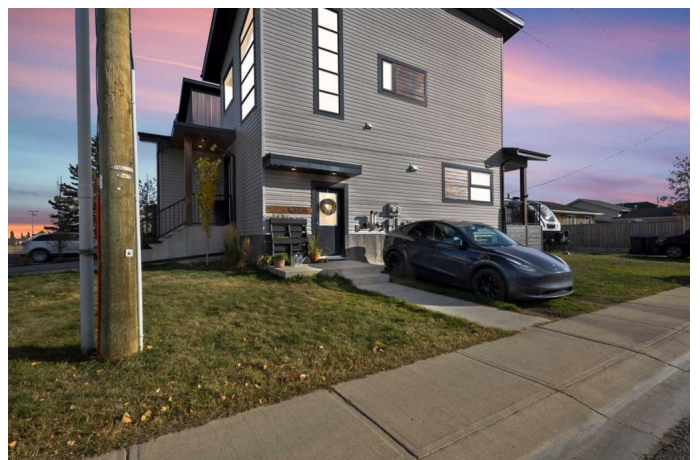
6 Bedroom, 4.00 Bathroom, 2,027 sqft
Residential on 0.10 Acres

Palo, Sylvan Lake, Alberta

This custom-built home was designed for comfortable living with the added benefit of renting out the legally suited basement. You can choose to live upstairs and rent the lower unit, or rent out both for maximum income potential! With stunning curb appeal, this house stands out. You're welcomed by a grand foyer featuring an 8'™ door, with 8'™ doors throughout the entire home for a grand and cohesive feel.

This spectacular home offers 2,027 square feet above grade, with a modern kitchen showcasing a large quartz center island, ample cabinetry, stainless steel appliances, and a double sink. The open-concept living/dining area features tasteful laminate flooring, elegant light fixtures, and large windows that flood the space with natural light. A garden door opens to a large covered deck—perfect for summer enjoyment. The living room is spacious, with a beautiful gas fireplace and a floor-to-ceiling stone surround that complements the 10'™ ceilings.

The main floor also includes a home office with an architectural window that can double as a fourth bedroom. There's a proper mudroom with hooks, an enclosed bench, and extra storage to keep things tidy. A 2-pc powder room completes this level. The main floor bedroom has been converted into a versatile space, now featuring a sink in the closet, making it ideal for an in-home spa or



business.

Upstairs, youâ€™ll find three spacious bedrooms. The primary bedroom is a tranquil retreat that easily accommodates a king-sized bed, with a full walk-in closet and a 4-pc ensuite featuring a rainfall showerhead and a double vanity. There's also a well-appointed 4-pc bathroom for the kids or guests, plus a convenient laundry space.

The suited lower level boasts a gourmet kitchen with stainless appliances and an eat-up island, along with a cozy living/dining space. Two ample-sized bedrooms with generous closets, a beautifully tiled 4-pc bathroom with a rainfall showerhead, and in-suite laundry complete this suite. Both suites offer full access to the mechanical/utilities room without intruding on each otherâ€™s personal space.

This property comes with A/C upstairs & Central Vac in both units. Outside, you'll find poured concrete for off-street parking, perfect for multiple vehicles or even an RV. 50 amp EV Charger w/ 30amp adapter for an RV. Two storage sheds are also included.

The location is perfect for an Airbnb, just a few minutes' walk to the lake but tucked away from the summer seasonâ€™s busyness, making it an ideal spot for guests seeking relaxation while being close to the water. This property offers a walkable lifestyle and is a remarkable investment opportunity for the savvy buyer.

Built in 2014

Essential Information

MLS® #	A2175207
Price	\$599,000
Sold Price	\$582,500

Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4315 48 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1N5

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Front Drive, Off Street, On Street, Rear Drive

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Central Vacuum, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Stove(s), Washer/Dryer Stacked, Water Softener
Heating	Forced Air, Baseboard, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	BBQ gas line, Lighting, RV Hookup, Storage
Lot Description	Corner Lot, Back Yard, City Lot, Low Maintenance Landscape
Roof	Asphalt
Construction	Concrete, Vinyl Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2024
Date Sold	December 11th, 2024
Days on Market	48
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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