

\$455,000 - 4630 47 Street, Sylvan Lake

MLS® #A2177887

\$455,000

6 Bedroom, 4.00 Bathroom, 1,307 sqft

Residential on 0.17 Acres

Palo, Sylvan Lake, Alberta

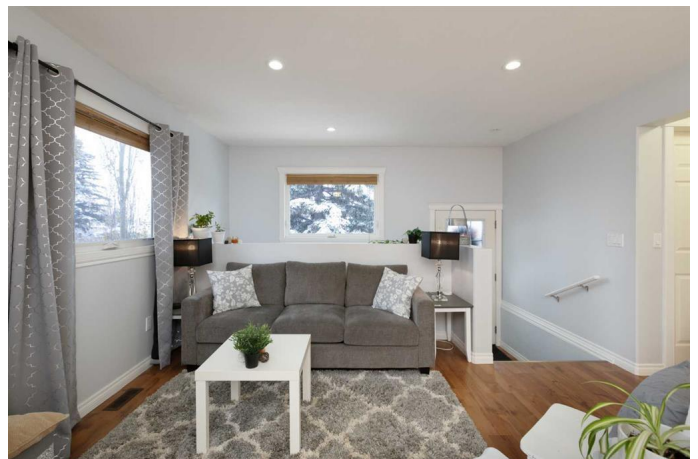
This well-maintained front back split full duplex offers an excellent investment opportunity. Featuring two separate 3-bedroom, 1.5-bathroom units, each with its own private entrance, laundry, storage room and utility metres. The front unit has been recently updated with fresh paint, new light fixtures, new dishwasher, updated bathroom faucets, and stylish cabinet hardware. Both units boast an open-concept kitchen, living, and dining area, providing plenty of space for everyday living and entertaining. The property has the added benefit of a new back deck and a fenced backyard with a garden area, and includes an outdoor storage shed for each unit. The front driveway is paved and the back driveway has been leveled and re-graveled for easy access. Whether you're looking for a smart investment or a property where you can live in one unit and rent out the other, this duplex offers fantastic potential. It's a great opportunity for those looking to generate passive income or live in a highly desirable area while offsetting costs. With updated features, ample space, and a great outdoor setting, this property won't last long. Don't miss this amazing opportunity!

Built in 1965

Essential Information

MLS® # A2177887

Price \$455,000



Sold Price	\$453,200
Bedrooms	6
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,307
Acres	0.17
Year Built	1965
Type	Residential
Sub-Type	Duplex
Style	Back Split, Modified Bi-Level
Status	Sold

Community Information

Address	4630 47 Street
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1L4

Amenities

Parking Spaces	4
Parking	Off Street, Driveway

Interior

Interior Features	No Smoking Home, Vinyl Windows, Sump Pump(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 22nd, 2024
Date Sold	December 4th, 2024
Days on Market	12
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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