

\$1,100,000 - 4902 45 Avenue, Sylvan Lake

MLS® #A2185705

\$1,100,000

6 Bedroom, 5.00 Bathroom, 2,171 sqft

Residential on 0.34 Acres

Palo, Sylvan Lake, Alberta

An EXPANSIVE PROPERTY with endless opportunities! This beautiful 4 Bed, 4 Bath home sits on 4 CITY LOTS and has been COMPLETELY RENOVATED! Perched above the 4 car detached garage is a gorgeous Legal Suite. The potential is incredible, the Legal Suite is completely separate from the main residence and has it's own dedicated garage and private deck. Centrally located and walking distance to schools, shopping and the beach! The curb appeal features crisp white siding, complimented by shutters and classic brick. Privacy is provided by the surrounding fence and mature trees. Parking will never be a problem with SIX INDOOR HEATED GARAGE STALLS! Greet your guest through grand double doors into the large tiled entry way, accented by a staircase with beautiful millwork. Rich hand scraped hardwood leads you through both the main and upper levels. The living room boasts a beautiful bay window offering loads of natural light. The room is anchored by a wonderful wood burning fireplace, arched with mid century charm. The kitchen features custom cabinetry and gorgeous granite counters. Stainless steel appliances including a gas range, double wall ovens, dishwasher, drawer microwave and an oversized fridge and freezer. The massive island offers additional seating and prep space. The current office is complimented by a bay window with peaceful views of the backyard. It could also be utilized as a bright breakfast nook or serene sunroom. Family



gatherings will be a delight with this generous dining room and it's wall of windows. Dine inside or step thru the sliding doors to enjoy the patio, with an outdoor kitchen. Entertain with ease on the second deck, providing space for dining and lounging. The massive fenced backyard makes a perfect spot for the kids and pets to safely play. A 2-piece bathroom is convenient and great for guests. After a long day, retire to the privacy of the primary suite on the second level. The spacious design features large windows, a 4-piece ensuite, and wonderful walk-in closet. Two additional bedrooms and a 4-piece bath provide accommodations for the whole family. The basement boasts a fantastic family room, complimented by plush carpeting and a classic brick fireplace. A generous bedroom with walk thru closet to a 4-piece bathroom are perfect for company or an older child. The large laundry room comes complete with two washers & dryers! The icing on the cake is definitely the sensational suite. Separate from the main home, providing each party with adequate privacy. The floor plan flows and functions perfectly. The kitchen features crisp white cabinetry, stainless steel appliances and granite countertops. Lovely laminate flooring leads you through this modern design. Complete with two comfortable bedrooms and a 4 piece bathroom. In-suite laundry is an added luxury. Imagine the additional income potential. Take your tour today!

Built in 1979

Essential Information

MLS® #	A2185705
Price	\$1,100,000
Sold Price	\$1,050,000
Bedrooms	6
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,171
Acres	0.34
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	4902 45 Avenue
Subdivision	Palo
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1K5

Amenities

Parking Spaces	8
Parking	Double Garage Attached, Additional Parking, Quad or More Detached

Interior

Interior Features	Central Vacuum, Kitchen Island, Pantry, Ceiling Fan(s), Granite Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, City Lot, Lawn, Landscaped, Level, Private, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Mixed

Foundation Poured Concrete

Additional Information

Date Listed January 8th, 2025
Date Sold February 26th, 2025
Days on Market 48
Zoning DC-50
HOA Fees 0.00

Listing Details

Listing Office RE/MAX real estate central alberta

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