

# \$119,000 - 302, 4722 44 Street, Sylvan Lake

MLS® #A2204164

**\$119,000**

2 Bedroom, 1.00 Bathroom, 752 sqft

Residential on 0.03 Acres

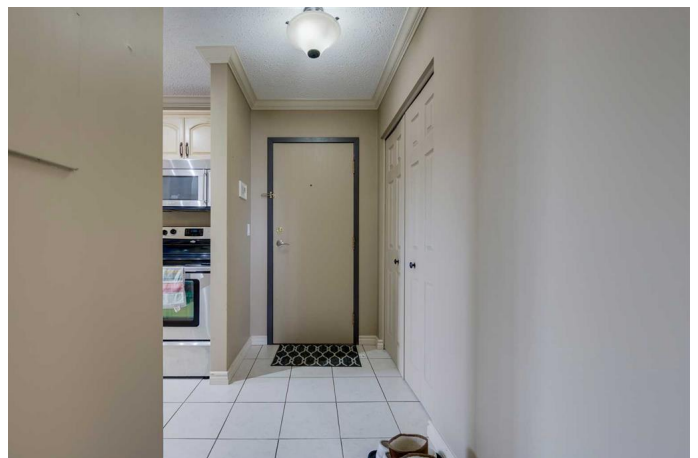
Palo, Sylvan Lake, Alberta

AIR BNB POSSIBILITIES | INVESTORS | FIRST TIME HOME BUYERS | Welcome to Gull Cove Condominium, the beauty of Sylvan Lake, this charming 2 bedroom, 1 bathroom apartment offers so much while being LESS THAN 1KM from the lake. With its inviting atmosphere, this home presents a wonderful opportunity for those seeking a LOW COST opportunity. Featuring stainless steel appliances, VINYL WINDOWS, and diligent maintenance, this condo ensures PEACE OF MIND for its owners. This unit INCLUDES A WASHER (adding a dryer is possible)but There is a common area laundry room. One of the standout features of this property is its PET FRIENDLY POLICY, allowing you to share the joys of Sylvan lake with your beloved fur friends. This apartment offers exceptional value with WATER, HEAT & MORE included in the condominium fees, and plenty of VISITOR parking stalls.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2204164  |
| Price          | \$119,000 |
| Sold Price     | \$119,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 752       |



|            |                   |
|------------|-------------------|
| Acres      | 0.03              |
| Year Built | 1978              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Sold              |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 302, 4722 44 Street |
| Subdivision | Palo                |
| City        | Sylvan Lake         |
| County      | Red Deer County     |
| Province    | Alberta             |
| Postal Code | T4S 1G4             |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Parking, Trash, Laundry |
| Parking Spaces | 1                       |
| Parking        | Stall                   |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Baseboard                                |
| Cooling           | None                                     |
| # of Stories      | 3                                        |

### Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Other  |
| Construction      | Stucco |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Date Sold      | April 8th, 2025  |
| Days on Market | 19               |
| Zoning         | R2               |
| HOA Fees       | 0.00             |

### Listing Details

Listing Office

Royal LePage Network Realty Corp.

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