

# \$299,900 - 4712 43 Street, Sylvan Lake

MLS® #A2241163

**\$299,900**

2 Bedroom, 2.00 Bathroom, 977 sqft

Residential on 0.06 Acres

Palo, Sylvan Lake, Alberta

Only the second owner of this well-maintained home, ideally located across from Four Seasons Park and just steps from schools, playgrounds, shopping, and more. This affordable 4-level split is perfect for first-time buyers or investors!

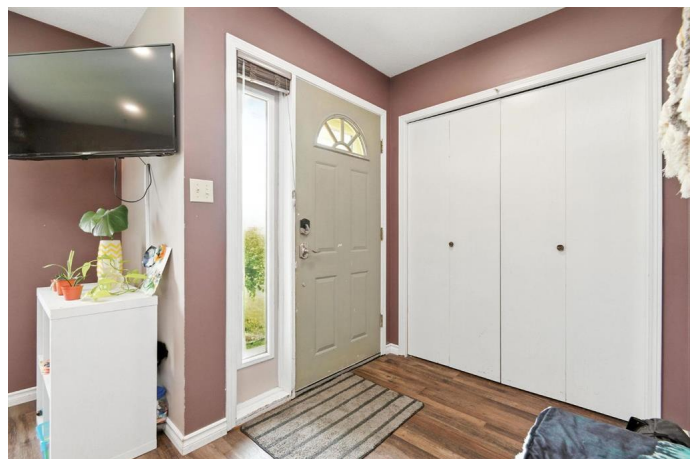
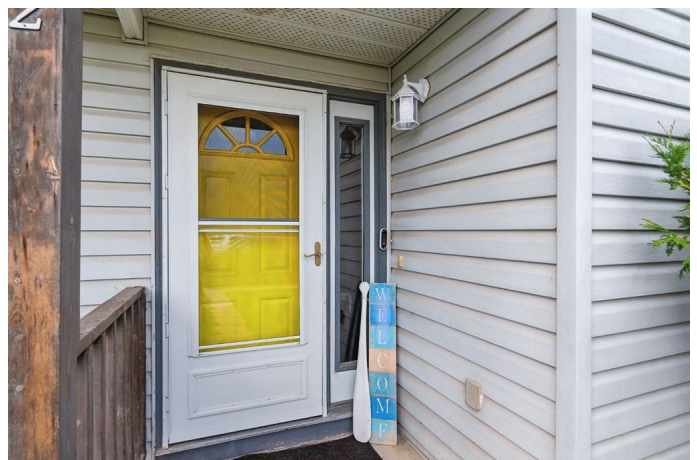
The main level offers a bright living room and kitchen, while the upper level features two generously sized bedrooms and a full bathroom. The third level includes a cozy family room, a 3-piece bath, and walkout access to the backyard—complete with a landscaped yard and plenty of off-street parking with back alley access.

The fourth level is partially finished with a large toy room and offers additional storage space under the third level. All appliances have been replaced since 2022, along with most light fixtures. Pride of ownership shines—this move-in-ready home is a must-see!

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241163  |
| Price      | \$299,900 |
| Sold Price | \$307,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Square Footage | 977           |
| Acres          | 0.06          |
| Year Built     | 1992          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 4712 43 Street  |
| Subdivision | Palo            |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1M3         |

### **Amenities**

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### **Interior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                      |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Separate/Exterior Entry, Partially Finished                    |

### **Exterior**

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Lighting, Private Yard                                                |
| Lot Description   | Back Lane, Back Yard, Few Trees, Standard Shaped Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Vinyl Siding, Wood Frame                                              |
| Foundation        | Poured Concrete                                                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Date Sold      | July 28th, 2025 |
| Days on Market | 10              |

|          |      |
|----------|------|
| Zoning   | R1   |
| HOA Fees | 0.00 |

**Listing Details**

Listing Office            RE/MAX real estate central alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.