

4605 44 Street
Sylvan Lake, Alberta

MLS # A2254521



\$349,900

Division:	Palo		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,180 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Pantry, Storage		

Inclusions: ,

Discover an incredible opportunity to live at Sylvan Lake in this stunning four-bedroom, three-bathroom home that perfectly blends comfort and style. From the moment you step inside, you'll be captivated by the open concept floor plan, a C-shaped kitchen, designed for functionality, the massive living room featuring large windows and vaulted ceilings that flood the space with an abundance of natural light. Enjoy the convenience of main floor laundry and an attached single garage, making day-to-day living effortless. The spacious basement offers two large bedrooms and a massive rec room, ideal for family fun or entertaining guests. A walk-through closet leads to a luxurious ensuite, creating a private retreat you'll love to unwind in. Fenced backyard allows plenty of space for fur babies or summer nights relaxing.