

4706 43 Street  
Sylvan Lake, Alberta

MLS # A2267826



**\$404,900**

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	954 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** 2- fridges, 2- stoves, 2- dishwashers, 2- microwave range hoods, washer, dryer, shed

Welcome to this legally suited home in the heart of Sylvan Lake — ideally located across from C.P. Blakely Elementary School and close to parks, shopping, and everyday amenities. The upper level offers comfortable family living with three bedrooms, a bright open-concept layout, vaulted ceilings, and a full four-piece bathroom. The space has been freshly updated with brand-new laminate flooring and modern paint tones, creating a move-in-ready home you'll love. Downstairs, the one-bedroom legal suite is currently rented for \$950 per month plus \$200 in utilities., and will be vacant as of January 31, 2026. The west-facing, fully fenced backyard provides a sunny outdoor space for relaxing or entertaining, plus there's a rear parking pad for additional vehicles and convenient off-street parking. Important updates include a new roof in 2015 and a hot water tank replaced in 2020.