

4507 48 Avenue  
Sylvan Lake, Alberta

MLS # A2268499



# \$1,800,000

|           |                     |        |                  |
|-----------|---------------------|--------|------------------|
| Division: | Palo                |        |                  |
| Type:     | Multi-Family/4 plex |        |                  |
| Style:    | -                   |        |                  |
| Size:     | 1,554 sq.ft.        | Age:   | 2023 (3 yrs old) |
| Beds:     | -                   | Baths: | -                |
| Garage:   | -                   |        |                  |
| Lot Size: | -                   |        |                  |
| Lot Feat: | -                   |        |                  |

|             |                         |            |    |
|-------------|-------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas | Bldg Name: | -  |
| Floors:     | -                       | Water:     | -  |
| Roof:       | Asphalt Shingle         | Sewer:     | -  |
| Basement:   | -                       | LLD:       | -  |
| Exterior:   | -                       | Zoning:    | R5 |
| Foundation: | Poured Concrete         | Utilities: | -  |
| Features:   | -                       |            |    |

**Inclusions:** 4 Refrigerators, 4 Stoves, 4 Dishwashers, 4 Washers, 4 Dryers

INVESTMENT OPPORTUNITY in SYLVAN LAKE! Discover this exceptional like new 2023 fourplex, ideally located in the heart of Sylvan Lake — a vibrant community known for its beautiful lake, golf courses, lively downtown filled with shops and restaurants, and a top-notch hockey arena at the NexSource Centre. Each high-end, spacious unit features 5 bedrooms and 3.5 bathrooms, offering exceptional value and comfort. The main floor welcomes you with a bright, open-concept design that includes a stylish kitchen with a walk-in pantry, a cozy living room, and a convenient 2-piece bath. From the living area, 2 suites step out onto the private deck that overlooks a fully fenced backyard and two suites out to the front area, perfect for relaxing or entertaining. Upstairs, you’ll find four generous bedrooms and a full 4-piece bathroom. The primary suite boasts a walk-in closet and its own luxurious 4-piece ensuite. The finished basement adds even more living space, featuring a family room, an additional bedroom, and another full 4-piece bath—ideal for tenants seeking space and privacy. Situated close to shopping, schools, the community centre, and just three blocks from the lake, this property offers both convenience and lifestyle appeal. All units currently rented for \$2400 each plus utilities. A rare opportunity to own a 4-plex in one of Central Alberta’s most desirable lakeside towns!