



4-4313 48 Avenue  
Sylvan Lake, Alberta

MLS # A2273575



**\$499,000**

<b>Division:</b>	Palo		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,865 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Asphalt, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<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>	Kitchen Island, Pantry		
<b>Inclusions:</b>	Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer		

NO CONDO FEES. Located in the vibrant community of Sylvan Lake, this centrally located 2023-built 1865 square foot townhouse offers the perfect blend of modern style, space, and convenience. This high-end home features 5 bedrooms in total—3 on the second level, including a spacious primary bedroom with a luxury 4-piece ensuite, plus an additional 4-piece bathroom. The second level also includes a conveniently located laundry right alongside the bedrooms. Beautiful neutral paint tones, an abundance of large windows, and durable vinyl plank flooring create a bright, inviting atmosphere throughout the home. The open-concept main level showcases a bright white kitchen with a walk-in pantry, large island, and adjoining living room, along with a mudroom and a 2-piece bath. Off the kitchen, enjoy access to a back deck overlooking the fully fenced yard. The fully developed basement offers 2 additional bedrooms, a large family room, and another 4-piece bathroom. Just minutes from shopping, schools, the NexSource Centre, the community centre, and only three blocks from beautiful Sylvan Lake, this home delivers exceptional comfort in a great location.