



GRASSROOTS
REALTY GROUP

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1, 4622 44 Street
Sylvan Lake, Alberta

MLS # A2229423



\$225,000

Division:	Palo		
Type:	Residential/Five Plus		
Style:	Bi-Level		
Size:	504 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Alley Access, Common, Off Street, Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, CURTAINS & RODS, FREEZER DOWNSTAIRS

FULLY DEVELOPED 2 BEDROOM, 2 BATH BI-LEVEL TOWNHOME ~ END UNIT ~ CLOSE TO ALL AMENITIES ~ Covered front entry welcomes you to a sun filled foyer with high ceilings that open to the main level ~ The living room features hardwood flooring, a cozy gas fireplace and sliding patio doors that lead to an east facing balcony ~ The kitchen offers a functional layout with plenty of cabinets, ample counter space including an island with an eating bar, full tile backsplash and opens to the dining space ~ 2 piece main floor bath ~ The fully finished basement offers two generous size bedrooms with ample closet space, a 4 piece bathroom, laundry and space for storage ~ Monthly condo fees are \$250 and include; grounds maintenance, professional management, sewer, snow removal, trash and water ~ 1 assigned rear parking stall with ample street parking ~ Excellent location; walking distance to schools, parks, playgrounds, walking trails, tons of shopping and dining options, plus easy access to downtown/Lakeshore Drive and Highway 11 ~ Low maintenance living!