



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

10 45 StreetCrescent
Sylvan Lake, Alberta

MLS # A2230711



\$439,900

Division:	Palo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Lawn, Pie Shape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Closet Organizers, See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Window Coverings, Washer, Dryer, Garage Door Opener and 1 Controller

Charming Bungalow on a Massive Lot – Garage Lover’s Dream with RV Parking! This awesome little bungalow packs a big punch, sitting on a massive 9,200 sq ft lot surrounded by mature trees that offer both beauty and privacy. Whether you're looking for space to spread out, room for all the toys, or just a quiet place to call home, this one has it all! Featuring 5 bedrooms, 3 up and 2 down, plus 2.5 bathrooms, includes a 2-piece ensuite off the primary bedroom. A nice open concept with living, dining and a nice size kitchen. Some updates are needed but live in ready and comes comfortably updated with a 2017 hot water tank and a 2006 furnace, giving peace of mind on the big-ticket items. Out back, you'll find an oversized 26x26 double detached garage, perfect for the hobbyist, mechanic, or storage guru — plus dedicated RV parking with plenty of room left over for play or gardening. This lot is a dream for outdoor lovers and those who need space both inside and out. Affordable, functional, and full of potential — this is the kind of property that offers value and versatility in one tidy package!