4807 44 Street
Sylvan Lake, Alberta

MLS # A2233949

$349,900

Division:	Palo
Type:	Residential/Five Plus
Style:	2 Storey
Size:	1,239 sq.ft.
Age:	2013 (12 yrs old)
Beds:	4
Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad
Lot Size:	0.05 Acre
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Tile, Vinyl		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Finished, Full		**LLD:**	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame		**Zoning:**	R3
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Ceiling Fan(s), Laminate Counters, Walk-In Closet(s)			

Inclusions: Shed

This beautifully updated, fully finished townhouse offers a prime location with outstanding walkability—just minutes from key amenities, convenient highway access, and within walking distance to the lake, elementary schools, parks, community center, rec centers and more. The main floor showcases newly renovated, stylish flooring throughout a bright and spacious living area, an open-concept kitchen and dining space, and a convenient half bathroom. The U-shaped kitchen boasts rich hickory cabinetry, plenty of storage, and a breakfast bar. Upstairs, the primary bedroom features a walk-in closet, accompanied by two generously sized bedrooms and a four-piece bathroom. The fully developed basement includes a cozy family room, a fourth bedroom, a laundry area, and an additional three-piece bathroom. Enjoy abundant natural light from large windows, custom blinds, and plenty of storage with multiple closets. Thoughtful upgrades include a new washer, dryer and dishwasher (2024), wash sink and a reverse osmosis system. Basement is roughed in for in floor heat and central vac. Outside, the fenced yard offers a private space perfect for relaxing or entertaining. With no condo fees and move-in ready condition, this stylish townhouse combines comfort, functionality, and an unbeatable location—an excellent place to call home.