



**GRASSROOTS**  
REALTY GROUP

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201, 4722 44 Street  
Sylvan Lake, Alberta

MLS # A2234352



**\$139,900**

Division:	Palo		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	756 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Mixed, Stucco	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Affordable living in Sylvan Lake! This freshly painted 2-bedroom, 1-bath condo is just a 10-minute walk to the lake and ready for immediate possession. The well-managed building has seen recent upgrades including a new roof, boiler (2021), balconies, and updated carpets in the common areas. Condo fees cover heat, water, sewer, garbage, exterior maintenance, and more—just pay your own electricity. Coin laundry is available in the building, with the option to install in-suite laundry. Airbnb is permitted, making this a great investment or vacation property. Includes 2 parking stalls for added convenience.