



**GRASSROOTS**  
REALTY GROUP

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**4417B 47A Avenue  
Sylvan Lake, Alberta**

**MLS # A2236989**



**\$293,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	989 sq.ft.	<b>Age:</b>	1984 (41 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Fridge, Stove, Dishwasher, Window Coverings

New Flooring and paint - The possibilities are endless with this 6 bedroom, 2 bath duplex with large fenced yard. Big bright windows in this open home with a front balcony and rear deck! The well appointed kitchen (open to the living & dining rooms) has ample cabinets and counter space with a pantry and storage closet. Located in the heart of Town and great walkability to schools, playgrounds, downtown, beach and shopping. Good value and a great affordable home for a larger family!