



GRASSROOTS
REALTY GROUP

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

MLS # A2236989



\$293,900

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

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